



SYMONDS + GREENHAM

Estate and Letting Agents



35 Paddock Way, Hull, HU7 3FJ

£260,000

Nestled in the desirable area of Paddock Way, Kingswood, Hull, this stunning detached home is an ideal choice for families seeking comfort and convenience. The property boasts three spacious double bedrooms, including a master suite complete with an en-suite bathroom, ensuring ample space for relaxation and privacy. A well-appointed family bathroom serves the other two bedrooms, providing modern amenities for everyday living.

The heart of this home is undoubtedly the beautiful kitchen/diner, featuring a large kitchen island that serves as a perfect gathering spot for family and friends. This modern space is designed for both functionality and style, making it a joy to cook and entertain in.

Situated in Kingswood, residents will benefit from the vibrant local community, which includes the Kingswood Retail Park. Here, you will find a supermarket, a cinema, and a variety of retail outlets and restaurants, catering to all your shopping and dining needs. This location truly embodies the essence of modern living, offering both convenience and leisure.

Outside, the property features off-street parking, ensuring ease of access, while the generous rear garden provides a private outdoor space for children to play or for hosting summer gatherings. This home is not just a place to live; it is a sanctuary for family life, combining modern comforts with a welcoming atmosphere. Do not miss the opportunity to make this exceptional property your new home.

GROUND FLOOR

HALLWAY

with stairs to first floor

DOWNSTAIRS WC

With low-level WC, pedestal handbasin and heated towel rail.

LOUNGE

15'5 max x 12'4 max (4.70m max x 3.76m max)

A spacious reception room with media wall and feature electric fireplace

KITCHEN/DINER

21' max x 15'3 (6.40m max x 4.65m)

An impressive and bright open plan kitchen diner with a range of eye and base level units with complementing work surfaces, central island with induction hob and overhead extractor fan, plumbing for washing machine, integrated fridge and freezer, sink and drainer unit, integrated dishwasher, electric oven, multifuel log burner and French doors to the rear garden

FIRST FLOOR

BEDROOM 1

12'7 max x 9'9 max (3.84m max x 2.97m max)

An excellent sized double bedroom with fitted wardobes

ENSUITE SHOWER ROOM

With low-level WC, vanity handbasin, shower cubicle with overhead shower, heated towel rail, tiles to splashback areas.

BEDROOM 2

11'2 max x 11'7 max (3.40m max x 3.53m max)

A second good sized double bedroom

BEDROOM 3

10'1 max x 9'9 max (3.07m max x 2.97m max)

BATHROOM

With low-level WC, vanity handbasin, panel bath with overhead shower attachment.

OUTSIDE

The rear garden offers a stylish and low-maintenance outdoor space, featuring a mix of block-paved patio, raised composite decking, and an artificial lawn. A wooden shed provides convenient storage, while the garden's southerly aspect ensures plenty of sunshine throughout the day.

PARKING

The property benefits from a single detached brick built garage and drive providing off street parking for a number of vehicles

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band D

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

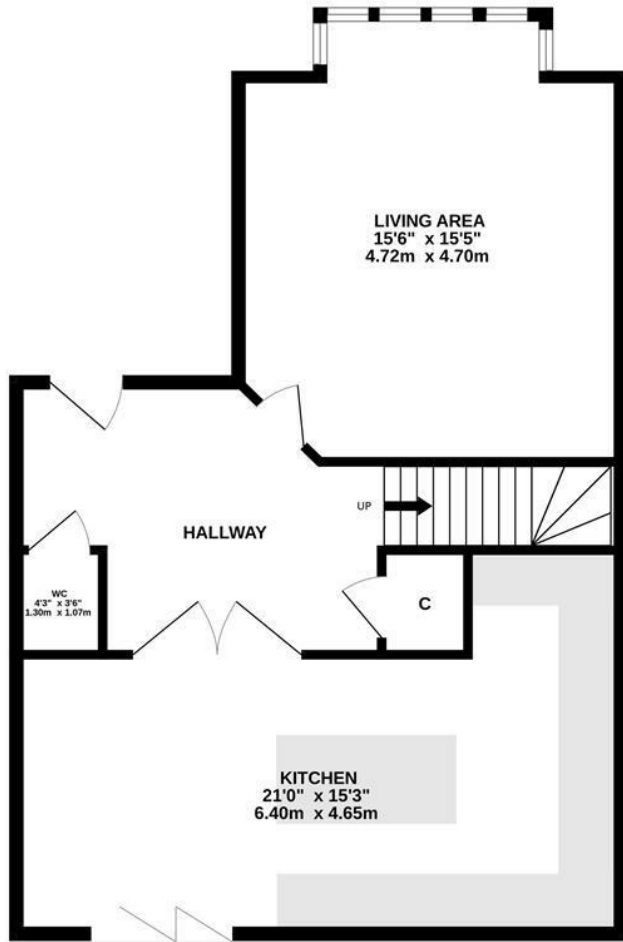
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

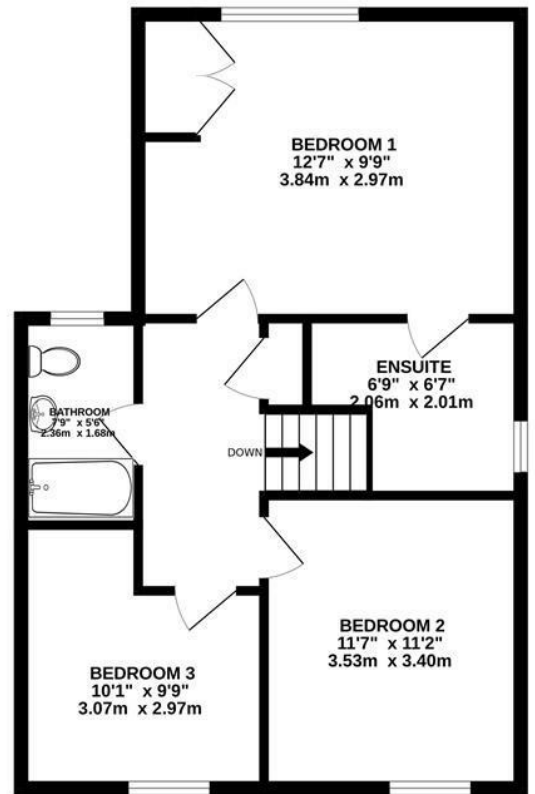
CONNECTED PERSON DISCLAIMER - IMPORTANT NOTICE

Please note we are required under The Estate Agents Act 1979 and the Provision of Information Regulation's 1991 to point out that the client we are acting for on the sale of this property is a Connected Person as defined by that act.

GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	81	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	