



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 45 Nunburnholme Park, Hull, Yorkshire HU5 5YN

### £240,000

EXTENDED THREE BED SEMI - FANTASTIC FAMILY HOME - POPULAR RESIDENTIAL LOCATION - CLOSE TO EXCELLENT SCHOOLS AND AMENITIES - CONVERTED GARAGE - OFF STREET PARKING - RECENTLY INSTALLED BOILER WITH HIVE SMART HEATING SYSTEM

Symonds and Greenham are delighted to bring to the market this extended three bedroom semi detached home, finished to a high standard, on Nunburnholme Park, a sought after HU5 location. Perfect for families and nestled in a quiet neighbourhood, the property is ideally positioned close to excellent schools, a range of local amenities, and convenient transport links. Having been extended to the front, side and rear, this home offers spacious and flexible living with a stylish open plan kitchen dining area and a secluded rear garden.

Stepping inside, the generous entrance hall leads to a bright and welcoming living room with its extended bay window area, ideal for relaxing or entertaining. The heart of the home is the stunning open plan kitchen, which seamlessly adjoins the sunroom, complete with skylights that flood the space with natural light. A well sized utility room and a convenient w/c complete the ground floor. Upstairs, there are three good sized bedrooms, with plenty of built in storage and a modern family bathroom, plus ladder to fully boarded loft.

Externally, the property boasts a beautifully maintained rear garden, offering a peaceful and private outdoor space. The garage has been mostly converted to provide a versatile area that could serve as a home office, music room, or gym. To the front, a paved and gravelled driveway offers off street parking with side access leading to the rear garden.

This wonderful, extended home is move in ready and offers the perfect blend of style, space, and practicality, making it an ideal choice for families looking to settle in a desirable area.

BOOK YOUR VIEWING NOW!

## GROUND FLOOR

### ENTRANCE HALL

a spacious extended hall way with stairs to first floor and door to...

### LIVING ROOM

*19'5 x 11'4 ma (5.92m x 3.45m ma)*

a fantastic spacious living room with gas fire and surround, with door to...

### KITCHEN

*14'6 x 9'2 max (4.42m x 2.79m max)*

a beautiful open kitchen with a range of eye and base level units with complementing granite work surfaces and peninsula, ceramic sink with mixer tap and drainer unit, space for oven, overhead extractor fan and plumbing for dish washer, with under stairs storage cupboard, door to utility room and access to...

### SUNROOM

*14'0 x 8'3 max (4.27m x 2.51m max)*

a stylish well proportioned sun room with sky lights and French doors to the rear garden

### UTILITY ROOM

a fantastic utility room with eye and base level units, Belfast sink with mixer tap, space for American style fridge freezer, plumbing for washing machine, space for tumble dryer and door to the rear garden...

### W/C

with low level w/c and vanity sink basin

## FIRST FLOOR

### LANDING

with storage cupboard housing recently installed combi boiler, doors to all bedrooms and bathroom and loft ladder to fully boarded loft

### BEDROOM 1

*12'0 x 8'3 max (3.66m x 2.51m max)*

a good sized primary bedroom with fitted wardrobes and space for king size bed

### BEDROOM 2

*11'2 x 8'3 max (3.40m x 2.51m max)*

another good sized double bedroom with fitted wardrobes

### BEDROOM 3

*7'6 x 6'1 max (2.29m x 1.85m max)*

### BATHROOM

tiled throughout with low level w/c, sink basin with vanity unit, heated towel rail and panelled bath with overhead shower attachment

### OUTSIDE - REAR

a lovely secluded rear garden mainly laid to lawn with paved patio path, with side access, enclosed by garage and timber fencing

### OUTSIDE - FRONT

The property boasts off street parking to the front and side of the property with a gravelled/concrete drive

## GARAGE

the majority of the garage has been converted versatile space, complete with power supply, flooring and plastered walls, that can be used for a variety of uses including a home office, hobbies room, gym or play room

### CENTRAL HEATING

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

### COUNCIL TAX BAND

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

### 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.

### TENURE

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

If you require more information on the tenure of this property please contact the office on 01482 444200.

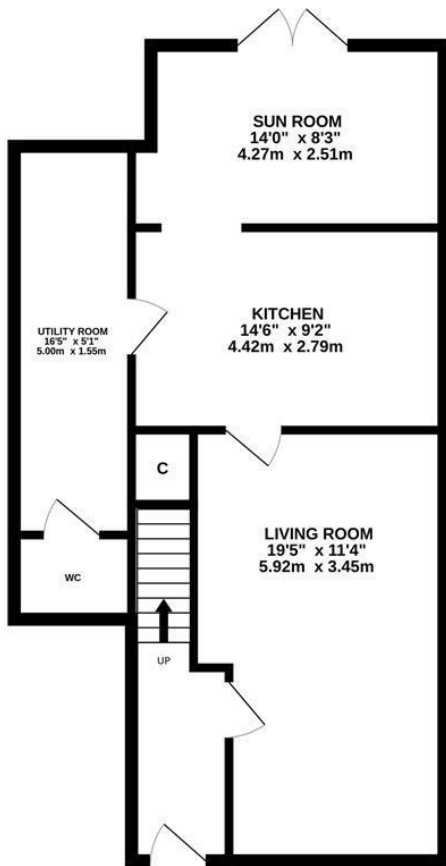
### VIEWINGS

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

### DOUBLE GLAZING

The property has the benefit of double glazing.

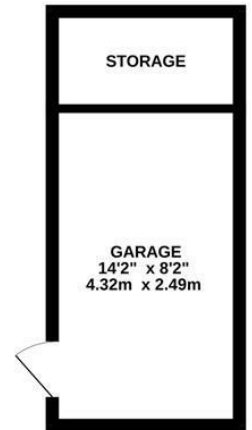
GROUND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



OUTBUILDINGS  
156 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 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			
(81-91) B			
(69-80) C			
(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	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

