



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 54 Bushey Park, Hull, HU7 3JF

### £285,000

**NO CHAIN!** Nestled in the desirable area of Bushey Park, Kingswood, this splendid detached house offers an ideal family home. With four generously sized double bedrooms, including a master suite with an ensuite bathroom, this property is designed to accommodate the needs of a large family comfortably.

Upon entering, you are welcomed into a spacious living room that provides a perfect setting for relaxation and entertainment. The dining room provides ample space for family meals and flows seamlessly into a delightful conservatory, which invites natural light and offers a tranquil space to enjoy the garden views. Additionally the modern kitchen is well-equipped and modern perfect for those who enjoy culinary exploits.

The property boasts two well-appointed bathrooms, making morning routines a breeze for busy families. Outside, you will find a generous and well-maintained garden, perfect for children to play or for hosting summer barbecues. The front of the house features off-street parking and an integrated garage, providing convenience and security for your vehicles.

Situated in close proximity to Kingswood retail park, residents will benefit from easy access to a variety of local amenities, including shops, cafes, and a cinema/bowling complex. The excellent transport links to Beverley and Hull city centre further enhance the appeal of this location, making it a practical choice for commuters and families alike.

This property is a rare find, combining spacious living with a prime location, making it an excellent opportunity for those seeking a family home in Hull. Don't miss the chance to make this wonderful house your new home.



## GROUND FLOOR

### PORCH

### LIVING ROOM

16'5 max x 10' max (5.00m max x 3.05m max)  
with stairs to first floor

### DINING ROOM

9'4 max x 7'7 max (2.84m max x 2.31m max)

### KITCHEN

14'7 max x 9'4 max (4.45m max x 2.84m max)

With a range of eye level and base level units with complementing work surfaces, sink and drainer unit, double electric oven, induction hob with overhead extractor fan, integrated wine cooler, integrated dishwasher, space for fridge-freezer, plumbing for washing machine, space for tumble dryer and door to rear garden.

### CONSERVATORY

14'8 max x 12'3 max (4.47m max x 3.73m max)  
with french patio doors to rear garden

### GARAGE

16'10 max x 8'5 max (5.13m max x 2.57m max)

## FIRST FLOOR

### BEDROOM 1

13'4 max x 10'4 max (4.06m max x 3.15m max)  
with fitted wardrobes and door to...

### ENSUITE SHOWER ROOM

With low-level WC, vanity handbasin, shower cubicle with overhead shower, floor to ceiling tiles.

### BEDROOM 2

11'9 max x 8'7 max (3.58m max x 2.62m max)  
with storage cupboard

### BEDROOM 3

10'11 max x 8'9 max (3.33m max x 2.67m max)

### BEDROOM 4

9'4 max x 6'9 max (2.84m max x 2.06m max)  
with fitted wardrobe

### BATHROOM

With low-level WC, vanity handbasin, panel bath with overhead shower attachment, tiled to splashback areas.

## OUTSIDE

The front of the property is mainly laid with gravel with a paved drive providing offstreet parking.

The rear garden is mainly laid to lawn with a paved patio area, and area laid with gravel, some low maintenance shrubbery and a timber shed.

## CENTRAL HEATING

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

## TRIPLE GLAZING

The property has the benefit of triple 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.

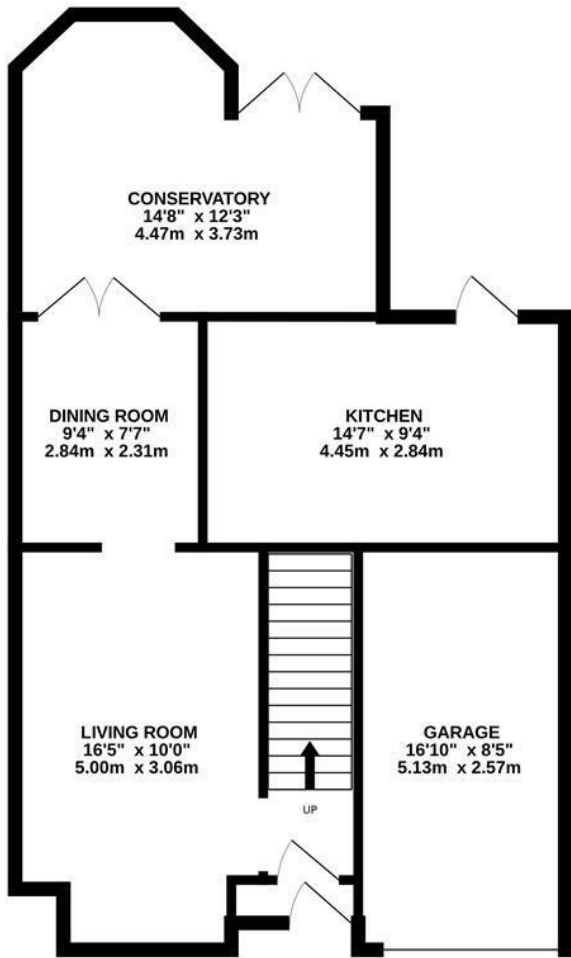
## DISCLAIMER

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.

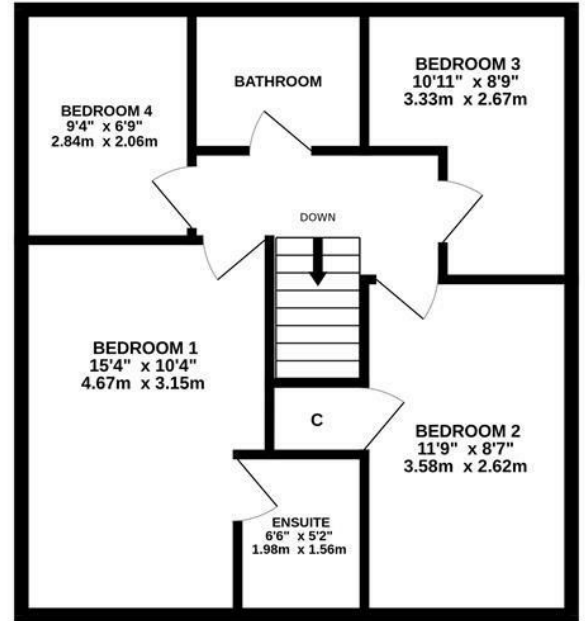
## VIEWINGS

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

GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2025

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	84

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	

