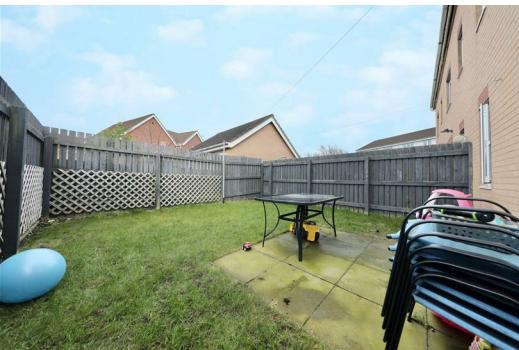




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 57 Woodheys Park, Hull, HU7 3AN

### Offers over £195,000

This immaculately presented 4-bedroom town house has undergone an extensive programme of refurbishment by the current owners, this property has been transformed into a stunning family home in "move-in" condition. It offers an exceptional opportunity to acquire a spacious and beautifully finished home in one of the most sought-after areas.

Ideally located in the highly popular Kingswood area, the property is perfectly positioned to benefit from the extensive retail and leisure facilities at Kingswood Retail Park and the Village Green, as well as highly regarded primary and secondary schools. The property must be viewed to fully appreciate the generous scale and exceptional standard of accommodation on offer!

Arguably one of the most desirable designs for three-storey living, the accommodation briefly comprises: an inviting entrance hallway, a contemporary fitted kitchen, a spacious lounge/dining room, and a convenient downstairs cloakroom. The first floor features three generously sized bedrooms and a modern family bathroom, while the second floor boasts a stunning master suite with a double bedroom, dressing area, and en-suite shower room.

Additional benefits include a private, enclosed rear garden, a garage with driveway parking, uPVC glazing, and gas central heating. Internal viewing is highly recommended to fully appreciate this exceptional home!

## GROUND FLOOR

### ENTRANCE HALL

A composite front door leads into a welcoming hallway with laminate flooring, a central heating radiator, and carpeted stairs to the first floor.

### KITCHEN

13'2 x 8'2 (4.01m x 2.49m)

This recently fitted kitchen features a stylish range of wall and base units with contrasting work surfaces and tiled splashbacks. It includes a NEFF 4-ring gas hob with extractor hood, a NEFF mid-level double oven, a ceramic sink with mixer tap, and integrated NEFF fridge/freezer and dishwasher. There's also plumbing for an automatic washing machine. Laminate flooring, a breakfast bar, a central heating radiator, and a uPVC bay window to the front complete this space.

### LOUNGE DINER

16'6 x 15'0 (5.03m x 4.57m )

A spacious lounge/dining room with laminate flooring, a central heating radiator, a storage cupboard, and a recently installed uPVC window and French doors leading to the rear garden.

### DOWNSTAIRS WC

A recently installed cloakroom featuring a low-flush WC, hand wash basin, heated towel rail, and laminate flooring.

## FIRST FLOOR

### LANDING

Carpeted stairs lead to the second floor.

### BEDROOM TWO

14'9 x 8'5 (4.50m x 2.57m )

A double bedroom with carpeted flooring, a central heating radiator, and a uPVC window to the front aspect.

### BEDROOM THREE

12'2 x 8'4 (3.71m x 2.54m )

Another double bedroom featuring carpeted flooring, a central heating radiator, and a uPVC window to the rear aspect.

### BEDROOM FOUR

8'9 x 6'4 (2.67m x 1.93m )

A single bedroom with carpeted flooring, a central heating radiator, and a uPVC window to the front aspect.

### FAMILY BATHROOM

A modern bathroom with a panel bath, dual-head mains shower with fitted screen, a low-flush WC, and a vanity sink unit. There's also a heated ladder-style towel rail, vinyl flooring, wall tiling to water-sensitive areas, and a uPVC window to the rear.

## SECOND FLOOR

### BEDROOM ONE

16'2 x 15'0 (4.93m x 4.57m )

A spacious double room with carpeted flooring, a central heating radiator, a uPVC window to the front aspect, and a built-in storage cupboard. This room opens through to:

### DRESSING ROOM

6'3 x 9'3 (1.91m x 2.82m )

With carpeted flooring, a Velux-style window, and access to the en-suite.

### ENSUITE

A modern en-suite with a single shower cubicle and mains shower, a low-flush WC, and a hand wash basin. There's a central heating radiator, tiled flooring, wall tiling to water-sensitive areas, and a Velux-style ceiling window.

### OUTSIDE

The enclosed rear garden is mainly laid to lawn with a paved patio area, fencing to the perimeter, and gated access to the side.

### GARAGE

The garage is situated to the rear of the property with driveway parking to the front and an up-and-over door.

### 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

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

### COUNCIL TAX BAND

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

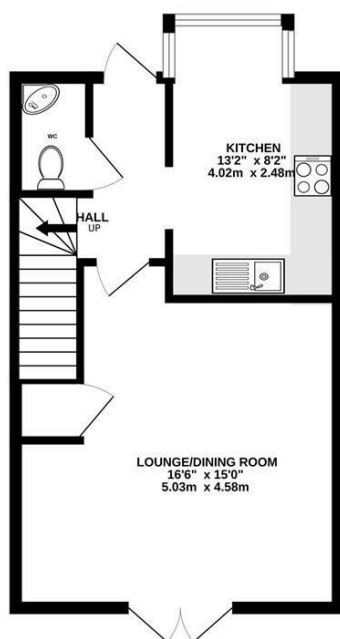
### VIEWINGS

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

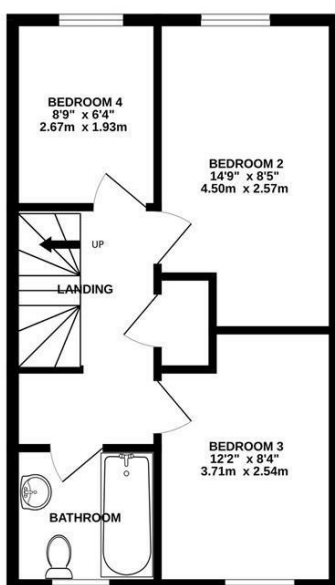
### DISCLAIMER

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.

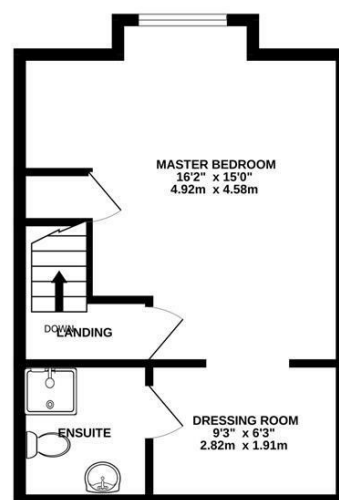
GROUND FLOOR



1ST FLOOR



2ND 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>	<b>77</b>		
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

