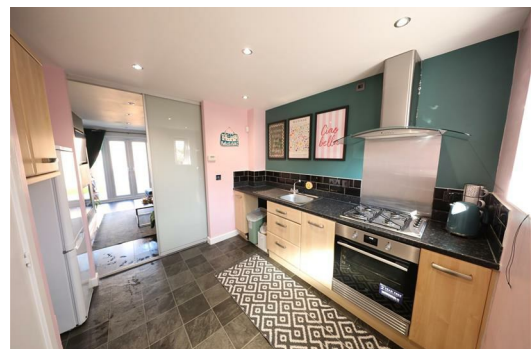




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 4 Woodheys Park, Hull, HU7 3AJ

### £140,000

**SUPERB TWO BED END TERRACED - STYLISHLY PRESENTED THROUGHOUT - IDEAL FOR FIRST TIME BUYERS - MOVE IN READY - LOVELY REAR GARDEN - OFF STREET PARKING FOR TWO VEHICLES**

Situated on a fantastic plot on the ever popular Woodheys Park, this sensational two bedroom end terraced property is ideal for first time buyers or anyone looking for a stylish, low maintenance home in a great location. Beautifully presented throughout, the property enjoys a quiet residential setting while being just moments from the excellent amenities of Kingswood retail park, with shops, restaurants and supermarkets close by, as well as regular bus routes into the city centre.

The ground floor comprises a modern kitchen, a convenient utility room with w/c and a spacious living room that opens out to the garden, creating a bright and welcoming space. Upstairs offers two generous double bedrooms and a lovely contemporary bathroom, making this home perfectly suited to modern living.

Externally, the property benefits from a smart, low maintenance rear garden ideal for relaxing or entertaining, along with off street parking for two vehicles. This is a superb opportunity to secure a move-in-ready home in a sought after location.

**BOOK YOUR VIEWING NOW!**

## GROUND FLOOR

### KITCHEN

9'0 x 9'2 max (2.74m x 2.79m max)

with eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, space for fridge freezer, sliding doors to living room and door to...

### UTILITY ROOM / WC

with work bench, sink basin, plumbing for washing machine and low level w/c

### LIVING ROOM

14'5 x 12'2 max (4.39m x 3.71m max)

a stylishly presented living room with storage cupboard, stairs to first floor and French doors to the rear garden

## FIRST FLOOR

### LANDING

with storage cupboard and doors to bedrooms and bathroom

### BEDROOM 1

12'2 x 9'10 max (3.71m x 3.00m max)

a good sized double bedroom

### BEDROOM 2

12'2 x 8'6 max (3.71m x 2.59m max)

another good sized double bedroom

### BATHROOM

a stylish bathroom with low level w/c, pedestal sink basin and panelled bath with waterfall shower head and hand held attachment

### OUTSIDE

a lovely secluded rear garden with decking, artificial grass and paved patio, enclosed by timber fencing

### PARKING

The property benefits from two parking spaces to the side of the property

### 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 "A" (change as needed).

### 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.

### DOUBLE GLAZING

The property has the benefit of double glazing.

### TENURE

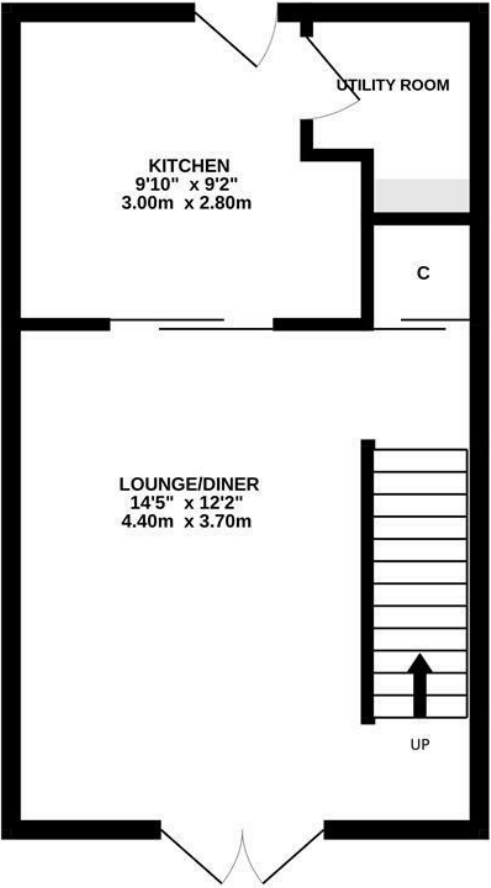
Symonds + Greenham have been informed that this property is Freehold.

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

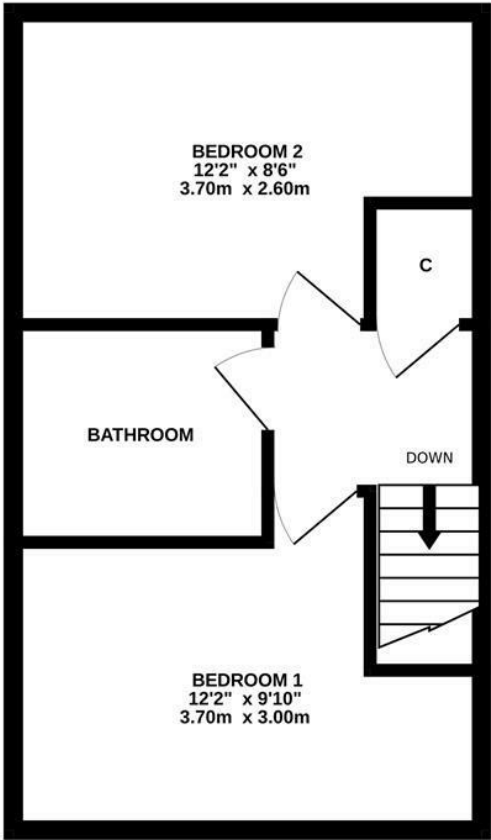
### VIEWINGS

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

GROUND FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.1 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) <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 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	
(02 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	

