



SYMONDS + GREENHAM

Estate and Letting Agents



34 Raleigh Drive, Hull, HU9 1UN

£280,000

Nestled in the sought-after Victoria Dock area of Hull, this charming three-bedroom detached house offers a perfect blend of comfort and modern living. The property boasts two spacious reception rooms, providing ample space for family gatherings and entertaining guests. The well-appointed modern kitchen is a delight for any home cook, while the stylish family bathroom and ensuite shower room to the master bedroom add a touch of luxury to daily routines.

The home is beautifully decorated throughout, ensuring a warm and inviting atmosphere. One of the standout features of this property is the stunning rear garden, which serves as a tranquil retreat for relaxation or outdoor activities. Additionally, the property benefits from generous off-street parking at the front, making it convenient for residents and visitors alike.

Located within a vibrant community, this home is close to well-regarded schools and a variety of local amenities, including a supermarket and a public house. The excellent transport links to Hull city centre and the A63 make commuting and exploring the area effortless.

This delightful family home is perfect for those seeking a comfortable lifestyle in a friendly neighbourhood. With its modern features and prime location, it is an opportunity not to be missed.

GROUND FLOOR

ENTRANCE HALL

With stairs to 1st floor

LOUNGE

14'6 max x 10'10 max (4.42m max x 3.30m max)

With electric fire

DINING ROOM

9'11 max x 9'1 max (3.02m max x 2.77m max)

With French patio doors to rear garden

KITCHEN

13'9 max x 9' max (4.19m max x 2.74m max)

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

GARAGE

16'4 max x 7'8 max (4.98m max x 2.34m max)

FIRST FLOOR

BEDROOM 1

14'6 max x 11' max (4.42m max x 3.35m max)

With fitted wardrobe and door to...

ENSUITE SHOWER ROOM

9'2 max x 5'4 max (2.79m max x 1.63m max)

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

BEDROOM 2

11'9 max x 11'6 max (3.58m max x 3.51m max)

With storage cupboard

BEDROOM 3

10'1 max x 9'1 max (3.07m max x 2.77m max)

With fitted wardrobes

BATHROOM

6'7 max x 5'9 max (2.01m max x 1.75m max)

With low-level WC, vanity handbasin, panelled bath with overhead shower, heated towel rail, floor to ceiling tiles

OUTSIDE

The front of the property consists of a driveway providing off-street parking for multiple vehicles and vehicle access to the integral garage.

The rear garden is mainly laid to lawn with a paved patio area.

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.

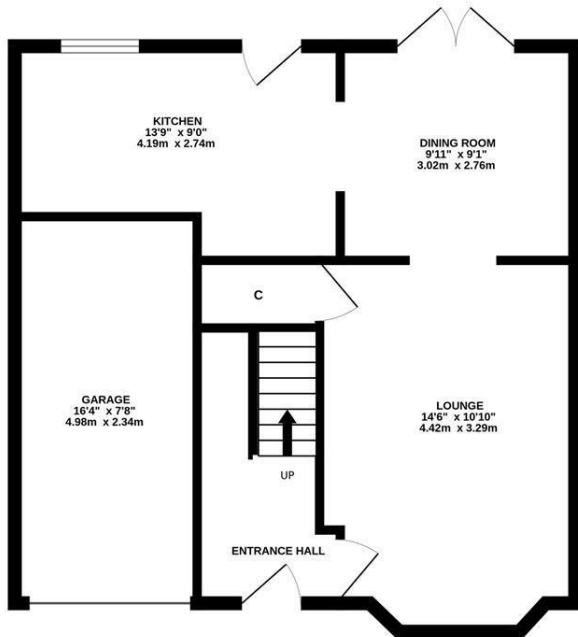
DISCLAIMER

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.

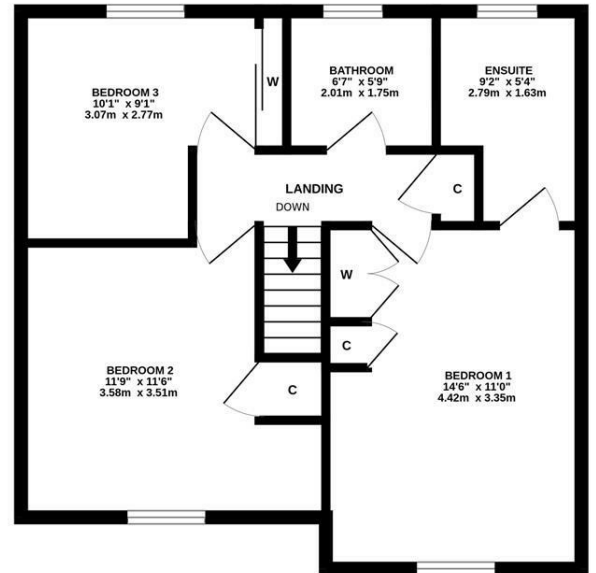
VIEWINGS

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

GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.




1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.6 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	

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	

