



SYMONDS + GREENHAM

Estate and Letting Agents



1 Millers Walk, Hull, HU5 4BP

£180,000

Nestled in the desirable area of Millers Walk, Hull, this spacious three-bedroom semi-detached family home is a true gem, perfect for young or growing families. The property is well presented throughout, offering a welcoming entrance hall that leads into a generous living room, ideal for relaxation and family gatherings. The kitchen diner is a delightful space, perfect for enjoying meals together, and the three good-sized bedrooms provide ample room for everyone.

The modern family bathroom adds to the convenience of this lovely home. Step outside to discover a great-sized private enclosed rear garden, which backs onto a green zone, providing a tranquil setting. The garden features charming water features and a block patio, perfect for outdoor entertaining or simply enjoying the fresh air. Additionally, there is a beautiful outbuilding that was once used as a spa room, boasting excellent flooring and large windows, offering versatile usage options.

The property benefits from a spacious front driveway, providing ample parking for multiple vehicles. Located off Kenilworth Avenue, this home is in close proximity to well-regarded schools, including the outstanding Bricknell Primary School, making it an ideal choice for families. Local amenities are easily accessible, and there are good transport links to Hull city centre and the neighbouring village of Cottingham, with the A63 nearby for convenient travel.

This freehold property, spanning approximately 710 square feet, sits on a spacious plot and is not to be missed. With its fantastic outhouse and well-maintained interiors, this home is ready for you to move in and enjoy. Don't miss the opportunity to make this wonderful family home your own.

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 C.

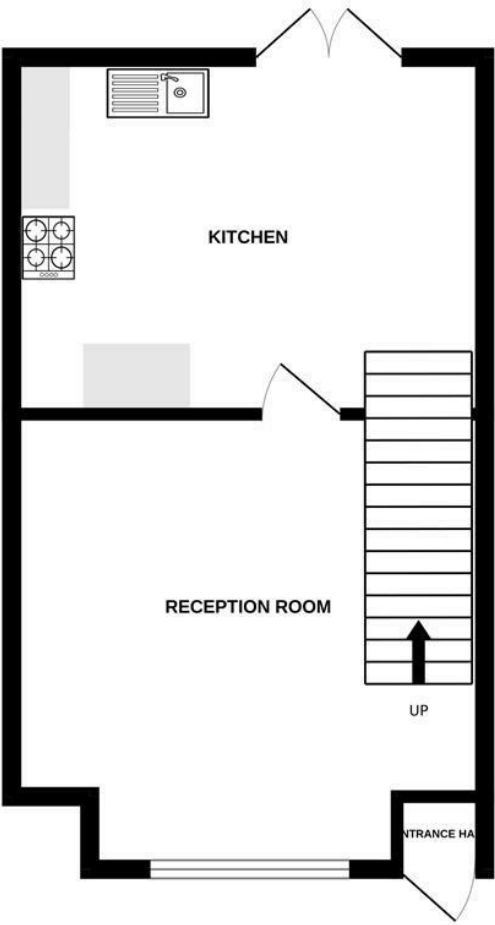
DISCLAIMER

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.

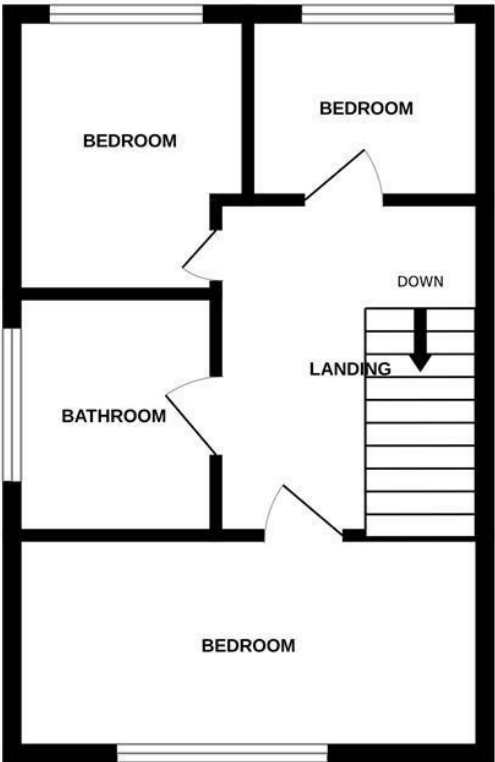
VIEWINGS

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.
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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	
(81-91) A	
(69-80) B	
(55-68) C	
(39-54) D	
(21-38) E	
(1-20) F	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

