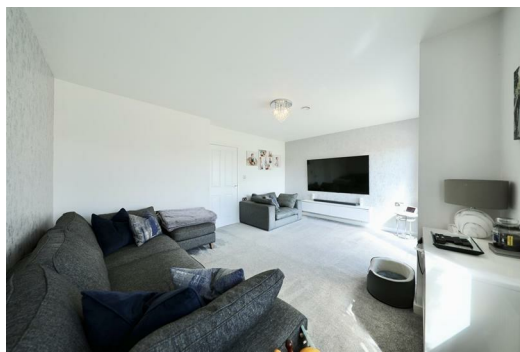




SYMONDS + GREENHAM

Estate and Letting Agents



32 Bramshaw Street, Hull, HU3 5QG

£225,000

FOUR SPACIOUS BEDROOMS AND TWO BATHROOMS - TWO RECEPTION ROOMS INCLUDING A HOME OFFICE - SECURE PARKING AND LOCAL PARK ON THE DOORSTEP – IDEAL FOR FAMILIES

Nestled on Bramshaw Street, Hull, this stunning end-terrace townhouse offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families seeking ample space to grow and thrive. Each bedroom is generously sized, ensuring that everyone has their own sanctuary to retreat to.

The house boasts two beautifully designed bathrooms, providing convenience and luxury for busy mornings and relaxing evenings alike. In addition to the bedrooms, there are two inviting reception rooms that serve as perfect spaces for entertaining guests or enjoying quiet family time. The layout of the home is thoughtfully designed, allowing for a seamless flow between the living areas.

For those who work from home or require a dedicated study space, this property includes an office area, making it easy to balance work and home life. The secure parking adds an extra layer of convenience, ensuring that your vehicle is safe and easily accessible.

Families will appreciate the local park situated just on your doorstep, providing a wonderful outdoor space for children to play and explore. This delightful townhouse not only offers a comfortable living environment but also a vibrant community atmosphere.

GROUND FLOOR

HALLWAY

OFFICE

11'7 x 10'10 max (3.53m x 3.30m max)

W.C.

Featuring a low level w.c. and vanity hand basin

KITCHEN/DINER

16'4 x 10'4 max (4.98m x 3.15m max)

With a range of base to eye level units, complementary work top surfaces, sink and raining unit, electric oven and gas hob, with overhead extractor fan, integrated fridge freezer, integrated dishwasher, space for washing machine

FIRST FLOOR

LOUNGE

16'4 x 11'11 max (4.98m x 3.63m max)

With Juliet balcony

BATHROOM

7'6 x 6'2 max (2.29m x 1.88m max)

Featuring a free standing bath tub, vanity hand basin, low level w.c. tiled floor to ceiling

BEDROOM ONE

16'4 x 10'4 max (4.98m x 3.15m max)

With fitted wardrobes

SECOND FLOOR

BEDROOM TWO

16'4 x 10'5 max (4.98m x 3.18m max)

With fitted wardrobes

BEDROOM THREE

11'7 x 8'2 max (3.53m x 2.49m max)

BEDROOM FOUR

11'11 x 7'9 max (3.63m x 2.36m max)

With fitted wardrobes

BATHROOM

7'7 x 4'3 max (2.31m x 1.30m max)

Featuring a walk in shower, low level w.c. hung hand basin, heated towel rail, tiled floor to ceiling

OUTSIDE

The front of the property benefits from a small gravelled yard. The rear garden is mainly patio paved with a section of astroturf. Also to the rear, the property features a secure fenced drive for up to two vehicles

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 "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.

DOUBLE GLAZING

The property has the benefit of double glazing.

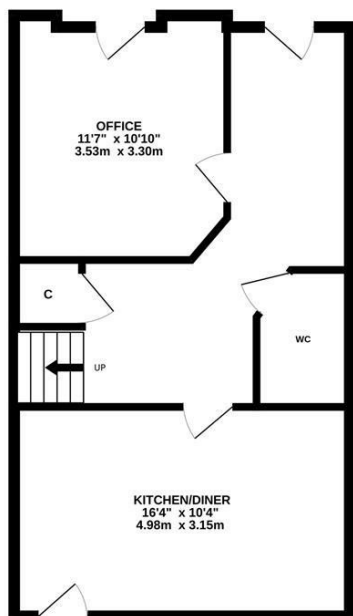
TENURE

Symonds + Greenham have been informed that this property is Freehold

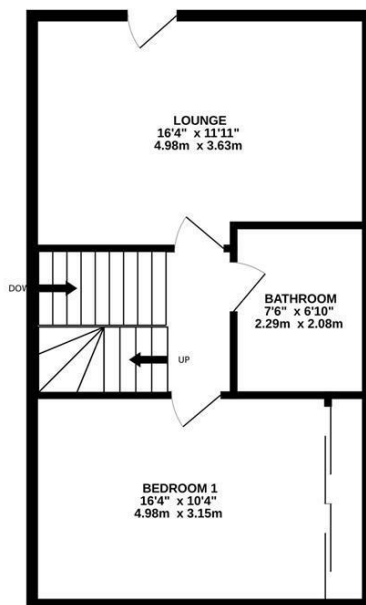
VIEWINGS

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

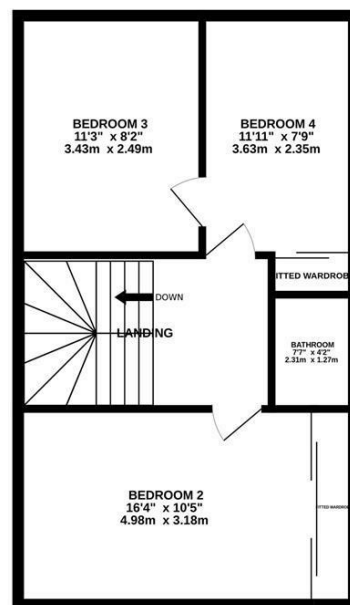
GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



2ND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1537 sq.ft. (142.8 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	
(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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC

