



SYMONDS + GREENHAM

Estate and Letting Agents



31 The Willows, Hull, HU7 4WH

£175,000

SPACIOUS THREE-BEDROOM TOWNHOUSE ON THE POPULAR WILLOWS DEVELOPMENT - MASTER BEDROOM WITH ENSUITE – ARRANGED OVER THREE FLOORS - GARAGE, OFF-STREET PARKING & EXCELLENT ACCESS TO KINGSWOOD & CITY CENTRE

Welcome to this townhouse located in the popular area of The Willows, Hull. This well-appointed property spans three floors, offering a perfect blend of comfort and modern living. With three spacious bedrooms, including a master suite complete with an ensuite bathroom, this home is ideal for families or those seeking extra space.

The generous living area is designed for relaxation and entertaining, seamlessly connecting to a well-equipped kitchen that caters to all your culinary needs. The layout promotes a sense of openness, making it a delightful space to unwind after a long day.

In addition to its interior charm, this townhouse boasts the convenience of a private garage and off-street parking, ensuring that your vehicles are secure and easily accessible. The property is situated in a vibrant community, benefiting from excellent transport links to Hull city centre, making commuting a breeze.

Moreover, residents will appreciate the proximity to Kingswood Retail Park, which offers a wealth of amenities, including shops, restaurants, and leisure facilities. This location truly combines the best of suburban living with easy access to urban conveniences. In summary, this townhouse on The Willows presents an excellent opportunity for those looking for a modern, spacious home in a well-connected area. Don't miss your chance to make this delightful property your own.

GROUND FLOOR

HALL

BEDROOM

8'10 x 7'10 max (2.69m x 2.39m max)

BATHROOM

9'6 x 2'7 max (2.90m x 0.79m max)

LAUNDRY ROOM

6'3 x 5'3 max (1.91m x 1.60m max)

With complementary work top surfaces, sink and draining unit, space for washer, tiled to splash back areas

FIRST FLOOR

HALL

LIVING ROOM

15'8 x 13'4 max (4.78m x 4.06m max)

With feature fireplace

KITCHEN

12'2 x 7'10 max (3.71m x 2.39m max)

With a range of base to eye level units, complementary work top surfaces and breakfast bar, integrated electric oven and gas hobs with overhead extractor fan, space for fridge freezer

SECOND FLOOR

HALL

BEDROOM

14'5 x 8'6 max (4.39m x 2.59m max)

With ensuite

ENSUITE

5'11 x 4'11 max (1.80m x 1.50m max)

Featuring a low level w.c. corner shower cubical and vanity hand basin, tiled to splash back areas

BEDROOM

12'8 x 9'10 max (3.86m x 3.00m max)

BATHROOM

Featuring a panelled bath with overhead shower attachment, vanity hand basin and low level w.c. tiled to splash back areas

GARAGE

16'0 x 7'10 (4.88m x 2.39m)

OUTSIDE

The front of the property benefits from off street parking with its own drive. The rear side of the property features a laid to lawn garden

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.

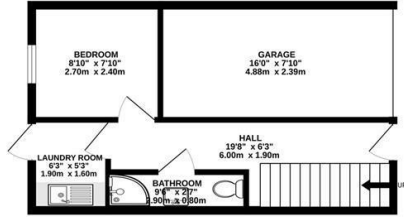
TENURE

Symonds + Greenham have been informed that this property is Freehold

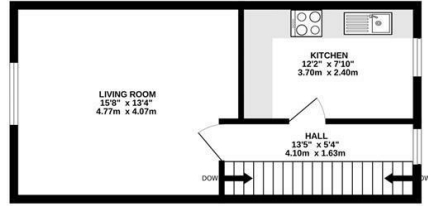
VIEWINGS

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

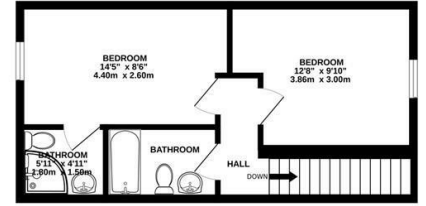
GROUND FLOOR




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.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	72	
(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	