



SYMONDS + GREENHAM

Estate and Letting Agents



203 Wymersley Road, Hull, HU5 5PZ

£180,000

BEAUTIFUL THREE BED END TERRACED - OPEN PLAN LIVING - INSULATED CONSERVATORY - GLORIOUS WEST FACING REAR GARDEN WITH SUMMER HOUSE - POPULAR HU5 LOCATION - THREE DOUBLE BEDROOMS

Located on the sought after Wymersley Road in the popular HU5 area, this superb three bedroom end terraced property is set on a larger than average plot and enjoys open views overlooking the golf course. Positioned in a well established residential location, it offers excellent access to local amenities, schools and transport links, making it an ideal home for families or anyone seeking extra space in a peaceful setting.

The property is well laid out, with the ground floor comprising a welcoming porch, entrance hall, a well-appointed kitchen, and a bright and airy open plan lounge diner that flows seamlessly into a conservatory, creating a wonderful social space for relaxing or entertaining. Upstairs, the home features three generous double bedrooms, a family bathroom, separate w/c and newly boarded loft space, providing both comfort and practicality.

Externally, the property truly impresses with a superb west facing rear garden that benefits from all day and early evening sun, perfect for enjoying the outdoors. The garden also features a charming summer house, ideal for a home office, studio, or additional seating area. With its spacious plot, stunning views over the golf course and versatile living space, this is a fantastic opportunity to secure a well positioned and well presented home in a desirable part of the city.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

PORCH

with door to...

ENTRANCE HALL

with stairs to first floor and doors to both the kitchen and...

LOUNGE/DINER

21'0 x 11'1 max (6.40m x 3.38m max)

a beautifully styled open plan living room with electric fire and double doors to the...

CONSERVATORY

11'2 x 9'8 max (3.40m x 2.95m max)

a fantastic reception room with insulated roof and double doors to the rear garden

KITCHEN

12'10 x 10'6 max (3.91m x 3.20m max)

a well presented kitchen with a range of eye and base level units with complementing work surfaces, sink basin with mixer tap and drainer unit, integrated double oven, gas hob with overhead extractor fan, plumbing for washing machine, plumbing for dish washer, with under stairs storage cupboard and door to the rear garden

FIRST FLOOR

LANDING

with storage cupboard, doors to all bedrooms, w/c and bathroom and access to newly boarded loft space

BEDROOM 1

11'11 x 11'4 max (3.63m x 3.45m max)

a beautifully styled primary bedroom

BEDROOM 2

11'10 x 8'0 max (3.61m x 2.44m max)

another good sized double bedroom with built in wardrobe

BEDROOM 3

8'9 x 8'0 max (2.67m x 2.44m max)

a third double bedroom with fitted storage cupboard

BATHROOM

with heated towel rail, floating sink basin, corner shower cubicle and freestanding back to wall bath, with tiles to splash back areas

W/C

with low level w/c, floating sink basin and heated towel rail

OUTSIDE

To the rear, the property boasts a delightful. secluded west facing garden, with views onto the golf course, complete with lawn, paved patio, summer house and brick built shed (both with lights and power supply), providing the perfect spot for alfresco living in the warmer months

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.

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.

VIEWINGS

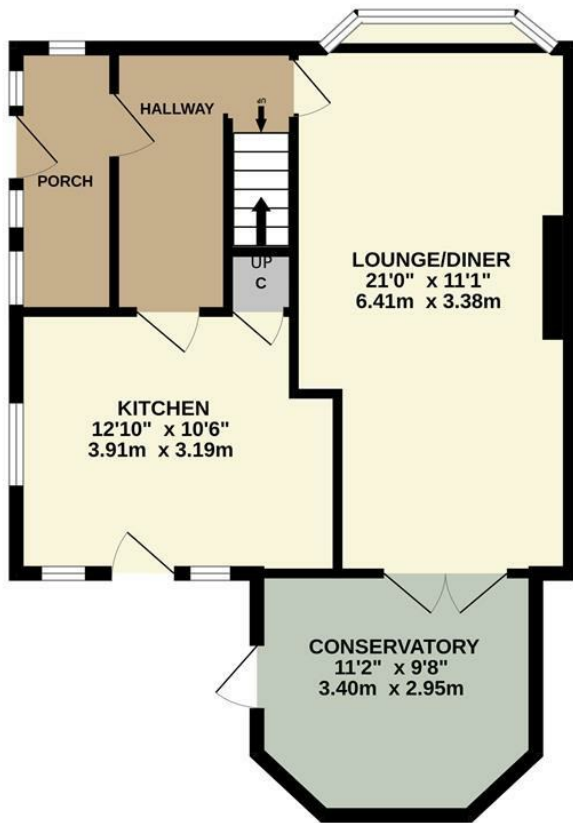
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

TENURE

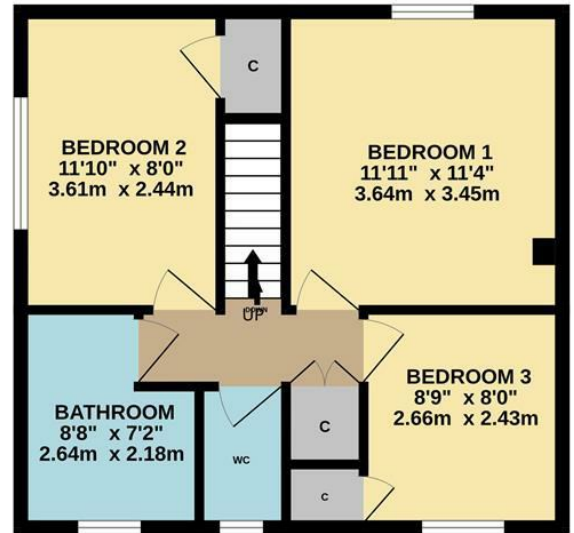
Symonds + Greenham have been informed that this property is Freehold.

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

GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1021 sq.ft. (94.9 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

