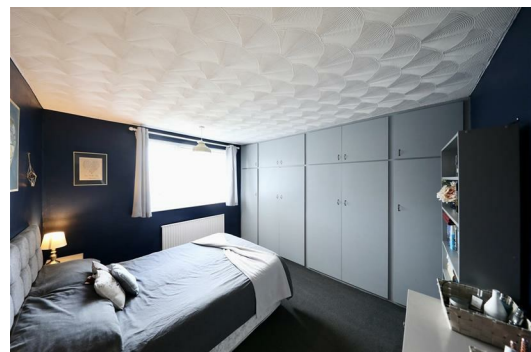




SYMONDS + GREENHAM

Estate and Letting Agents



13 Dringshaw, Hull, HU6 9DA

£110,000

Situated in the established residential area of Dringshaw, Hull, this well-presented three-bedroom mid-terrace home offers an ideal opportunity for first-time buyers or families looking for space, comfort, and value.

The property features three generously sized double bedrooms, providing flexible accommodation for modern living—whether it's for family life, working from home, or hosting guests. A spacious reception room creates a welcoming environment for relaxing or entertaining, while the kitchen and large family bathroom are both thoughtfully laid out for everyday convenience.

To the rear, you'll find a surprisingly generous garden—an ideal spot for outdoor dining, gardening, or simply enjoying time with family and friends.

With its practical layout, generous proportions, and inviting feel throughout, this home represents a fantastic step onto the property ladder or a comfortable base for a growing household. Viewing is highly recommended to appreciate what this home has to offer.

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor

KITCHEN

8'6 x 10'7 (2.59m x 3.23m)

Fitted with a range of stylish eye-level and base units paired with complementing work surfaces, this well-equipped kitchen includes an electric oven, gas hob with overhead extractor, and a stainless steel sink with drainer. There's ample space for a freestanding fridge freezer, along with a useful understairs storage cupboard—ideal for pantry items or household essentials.

LOUNGE DINER

11'2 x 21'3 (3.40m x 6.48m)

A spacious and light-filled open-plan reception room, ideal for both relaxing and entertaining. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living, while a stylish feature gas fireplace adds a warm and welcoming focal point to the space.

FIRST FLOOR

LANDING

with two storage cupboards

BEDROOM ONE

12'4 x 12'3 (3.76m x 3.73m)

an excellent sized double bedroom with fitted wardrobes

BEDROOM TWO

8'2 x 9'9 (2.49m x 2.97m)

A second double bedroom with storage cupboard

BEDROOM THREE

7'8 x 11'9 (2.34m x 3.58m)

A third double with over stairs storage cupboard

BATHROOM

11'2 x 5'9 (3.40m x 1.75m)

A generously sized and well-appointed bathroom featuring a sleek low-level WC, contemporary vanity unit with integrated hand basin, and a panelled bath with overhead shower attachment. The space is finished with stylish floor-to-ceiling tiling and a modern heated towel rail, creating a clean and comfortable environment.

OUTSIDE

The impressive rear garden offers a generous and beautifully maintained lawn, complemented by a smart block-paved patio—ideal for al fresco dining or hosting guests. Enclosed by timber fencing for added privacy, the space provides a perfect setting to unwind or entertain. A brick-built outhouse adds practicality, complete with plumbing for a washing machine and space for a tumble dryer, while a substantial brick garage sits to the rear, offering secure storage or additional versatility.

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

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

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band A

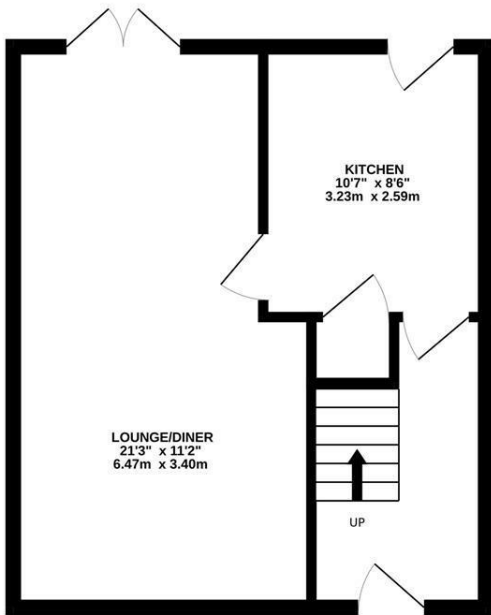
VIEWINGS

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

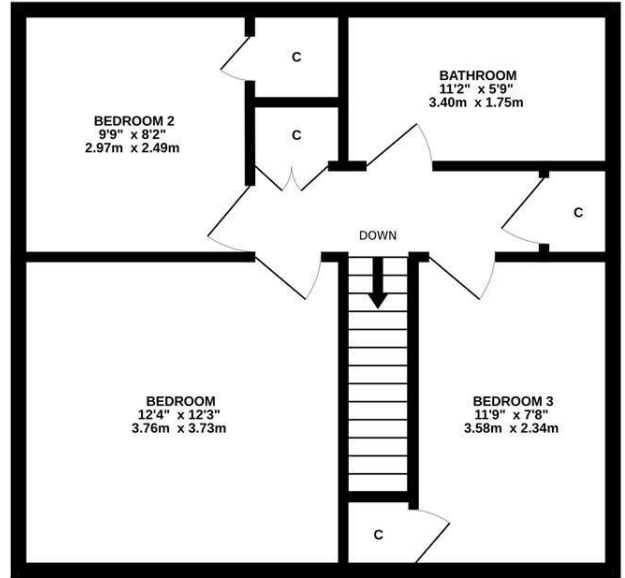
DISCLAIMER

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.

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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	

