



SYMONDS + GREENHAM

Estate and Letting Agents



34 Bunkers Hill Road, Hull, HU4 6BD

£180,000

FANTASTIC THREE BED END TERRACED - BEAUTIFULLY PRESENTED THROUGHOUT - ATTACHED GARAGE AND DRIVE - LOCATED OVER THREE FLOORS - POPULAR HU4 LOCATION - CLOSE TO AMENITIES

Located on Bunkers Hill Road in the popular HU4 area, this beautifully presented three bedroom end terraced home is arranged over three spacious floors and offers stylish, modern living throughout. Perfectly suited to families or professionals, the property benefits from a driveway and an attached garage, adding convenience and practicality to this fantastic home.

Upon entering, you are greeted by a welcoming entrance hall with a convenient downstairs WC. The ground floor boasts a stunning open plan kitchen diner with a contemporary finish, flowing seamlessly into a bright and airy living space with French doors opening out onto the rear garden—perfect for entertaining or relaxing. The first floor offers two generously sized bedrooms along with a sleek, modern family bathroom, while the top floor is dedicated to a beautiful primary bedroom, complete with an en suite and a spacious dressing room, creating a luxurious private retreat.

Externally, the property features a fantastic low maintenance rear garden with direct access to the garage, offering both outdoor enjoyment and additional storage options. This is a superb, move in ready home in a sought after location, combining comfort, style and practicality.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

a stylish hallway with stairs to first floor and door to...

W/C

with low level w/c and pedestal sink basin

KITCHEN/DINING ROOM

13'8 x 7'1 max (4.17m x 2.16m max)

a fantastic modern kitchen with a range of eye and base level units with complementing work surfaces, sink basin with mixer tap and drainer unit, integrated Neff oven with Indesit induction hob and Neff overhead extractor fan, integrated fridge freezer and integrated washing machine, with adjoining dining area

LOUNGE

13'7 x 10'2 max (4.14m x 3.10m max)

a stylish living room with French doors to the rear garden

FIRST FLOOR

LANDING

BEDROOM 2

12'0 x 10'4 max (3.66m x 3.15m max)

a fantastic double bedroom

BEDROOM 3

7'9 x 7'2 max (2.36m x 2.18m max)

BATHROOM

a spacious family bathroom with low level w/c, pedestal sink basin and panelled bath with overhead shower attachment, with tiles to splash back areas

SECOND FLOOR

BEDROOM 1

11'6 x 10'2 max (3.51m x 3.10m max)

a beautifully presented primary bedroom with doors to the dressing room and the...

EN SUITE

with low level w/c, sink basin with vanity unit and walk in shower, with tiles to splash back areas

DRESSING ROOM

OUTSIDE

a fantastic low maintenance rear garden with paved patio, lawn and raised decking area, providing the ideal spots for enjoying the sunshine and entertaining, enclosed by garage/coach house and timber fencing.

To the front the property benefits from a side drive, providing off street parking

GARAGE

20'2 x 8'5 max (6.15m x 2.57m max)

a good sized garage, conveniently attached to the property and accessible via the garden, with power supply. Please note, this garage is leasehold.

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

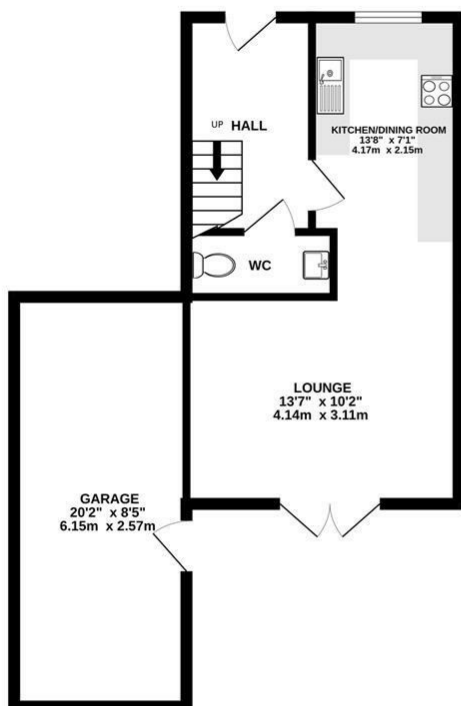
Symonds + Greenham have been informed that this property is Freehold.

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

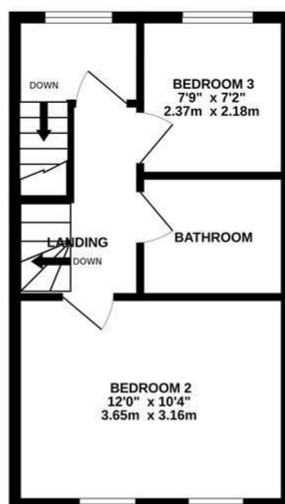
VIEWINGS

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

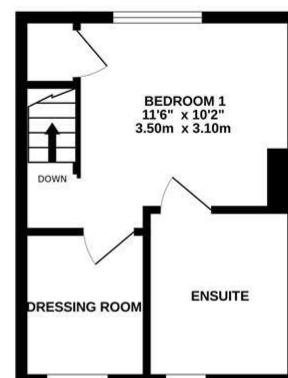
GROUND FLOOR



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.

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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

