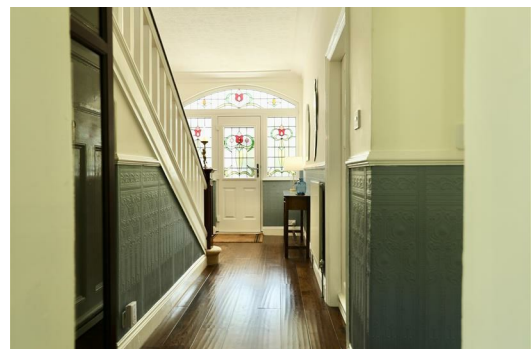




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 175 Newland Park, Hull, HU5 2DX Offers over £410,000

Situated in one of Hull's most prestigious locations, this superb four-bedroom semi-detached home on Newland Park offers generous living space, elegant character, and an enviable setting—perfectly suited for modern family life.

The property impresses from the moment you step inside, with four spacious and light-filled reception rooms that offer versatile spaces for entertaining, relaxing, or working from home. The layout is both practical and stylish, ideal for growing families or those who enjoy hosting.

Upstairs, four well-proportioned bedrooms provide plenty of room for everyone, while a well-appointed bathroom ensures day-to-day convenience.

Occupying a substantial plot, the home is framed by a stunning wrap-around garden—an expansive, private outdoor haven perfect for children, al fresco dining, and summer gatherings. A detached double garage and generous driveway offer ample off-street parking, adding to the practicality of this impressive home.

Newland Park is renowned for its tree-lined streets, strong sense of community, and excellent local amenities. With highly regarded schools, leafy parks, and easy access to the city centre, this is a location that continues to be in high demand.

Rarely does a home of this size and calibre become available in such a sought-after location. Early viewing is strongly recommended.



#### **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 F

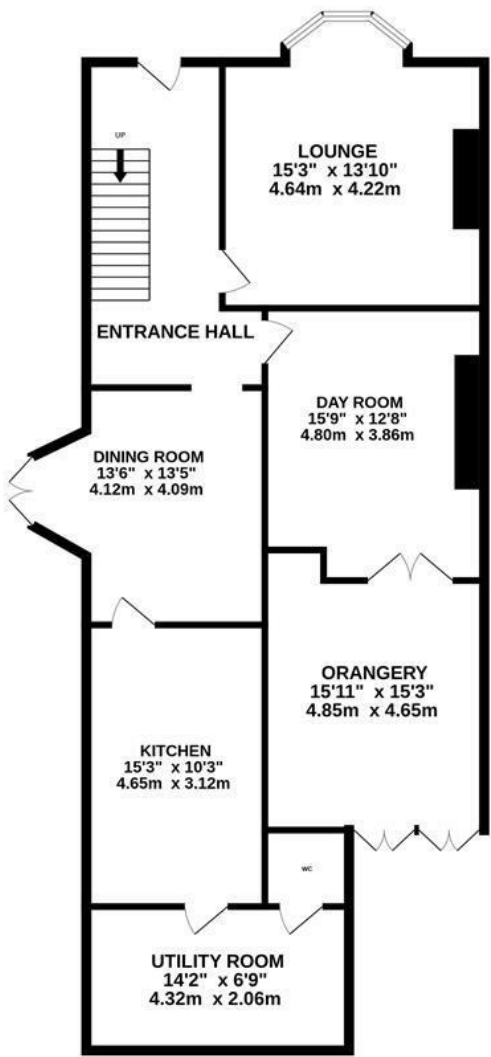
#### **VIEWINGS**

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

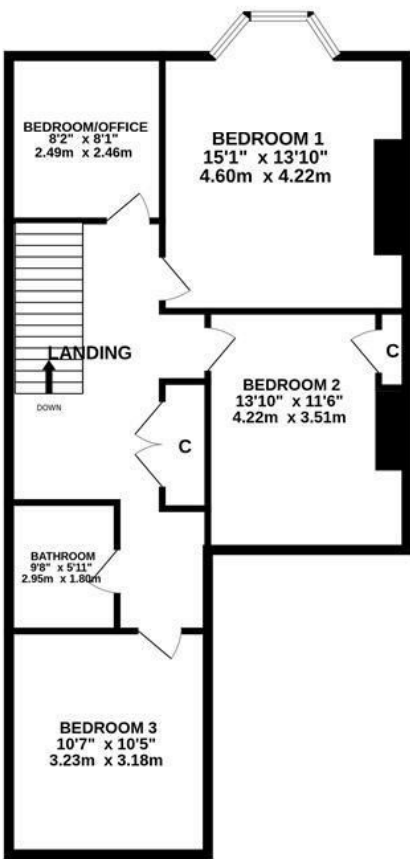
#### **DISCLAIMER**

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  
1244 sq.ft. (115.6 sq.m.) approx.



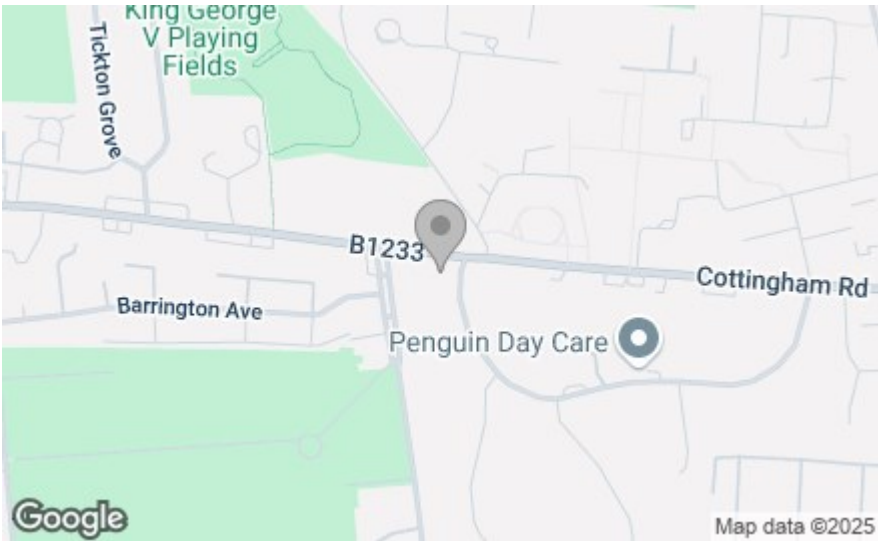
1ST FLOOR  
867 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 2111 sq.ft. (196.1 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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC