



SYMONDS + GREENHAM

Estate and Letting Agents



37 Ravenspur Road, Hull, HU11 4HE

Asking price £210,000

Nestled in the desirable village of Bilton, East Hull, this charming semi detached dormer bungalow on Ravenspur Road offers a perfect blend of modern living and comfort. The property is ideally located near well-regarded schools, local amenities, including a supermarket, a delightful restaurant, and a golf course, making it an excellent choice for families and professionals alike.

Upon entering, you will be greeted by a well-decorated and pristine interior, a true testament to the current owner's care. The ground floor features an inviting open-plan living room that seamlessly flows into the dining area and kitchen, creating a warm and sociable atmosphere. A spacious conservatory extends the living space, providing a lovely spot to relax and enjoy the garden views. The master bedroom boasts a walk-in wardrobe, offering ample storage, while a family bathroom completes the ground floor layout. This Property also benefits from air conditioning/heating units throughout the ground floor and garage as well as underfloor heating in the conservatory, ensuring maximum comfort all year-round.

Venturing to the first floor, you will find two additional bedrooms, a convenient WC, and a dedicated office space, perfect for those who work from home or require extra room for hobbies.

Outside, the property benefits from off-street parking at the front, ensuring convenience for residents and guests. The generous rear garden is a delightful retreat, ideal for outdoor entertaining or simply enjoying the fresh air. Additionally, a garage with vehicular access via the rear ten-foot adds practicality to this wonderful home.

This bungalow is perfect for families seeking ample living space, yet it also caters to those desiring predominantly ground floor accommodation. With its modern features and prime location, this property is not to be missed.

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.

COUNCIL TAX BAND

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

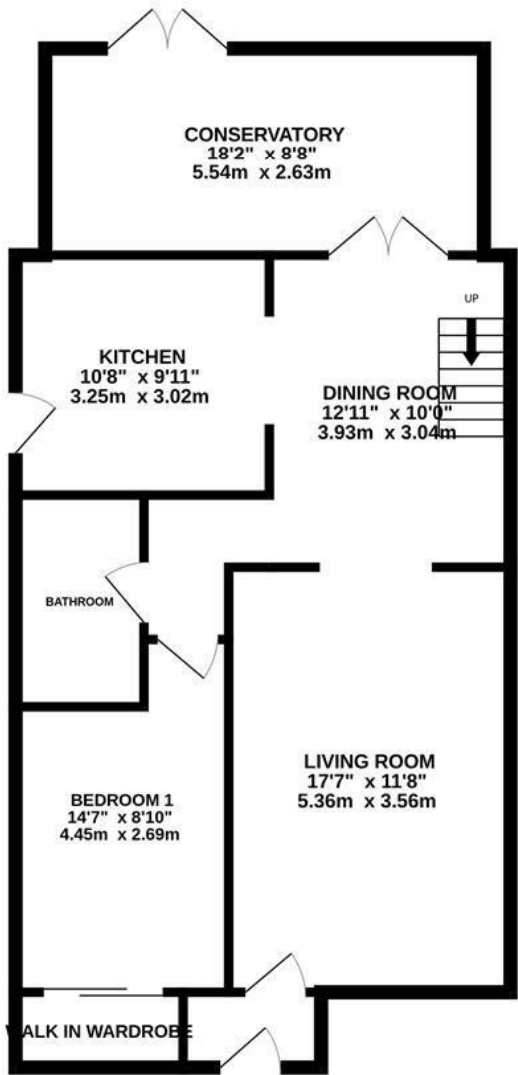
DISCLAIMER

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.

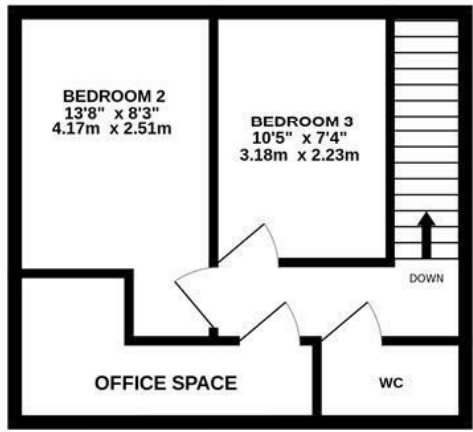
VIEWINGS

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

GROUND FLOOR



1ST 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	

