



SYMONDS + GREENHAM

Estate and Letting Agents



45 Segrave Grove, Hull, HU5 5DJ

£145,000

WELL-PRESENTED THREE-BED END-TERRACE HOME - LARGE CORNER PLOT WITH OFF-STREET PARKING - BRIGHT LOUNGE & FUNCTIONAL KITCHEN - GROUND-FLOOR BATHROOM FOR CONVENIENCE - FRONT & REAR GARDENS FOR OUTDOOR ENJOYMENT - NEAR SCHOOLS, SHOPS & LOCAL AMENITIES

Nestled in the desirable area of Segrave Grove, Hull, this well-presented end-terrace house offers a perfect blend of comfort and convenience. Set on a large corner plot, the property boasts off-street parking, making it an ideal choice for families or professionals seeking easy access to the city.

Upon entering, you are welcomed by a spacious entrance hall that leads to a bright and inviting lounge, perfect for relaxation or entertaining guests. The kitchen is functional and well-equipped, providing ample space for culinary pursuits. The ground floor also features a well-appointed bathroom, ensuring practicality for everyday living. The first floor comprises three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The property benefits from gardens to both the front and rear, providing delightful outdoor spaces for gardening, play, or simply enjoying the fresh air.

Segrave Grove is conveniently located, offering excellent access to Hull City Centre and the A63/M62 motorway link, making commuting a breeze. Residents will appreciate the nearby array of shopping facilities, as well as public transportation options that enhance connectivity. Additionally, local schooling and sporting facilities are within easy reach, catering to families and active individuals alike.

This charming semi-detached property is an excellent opportunity for those seeking a comfortable home in a well-connected area. With its appealing features and prime location, it is sure to attract interest from a variety of buyers.

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.

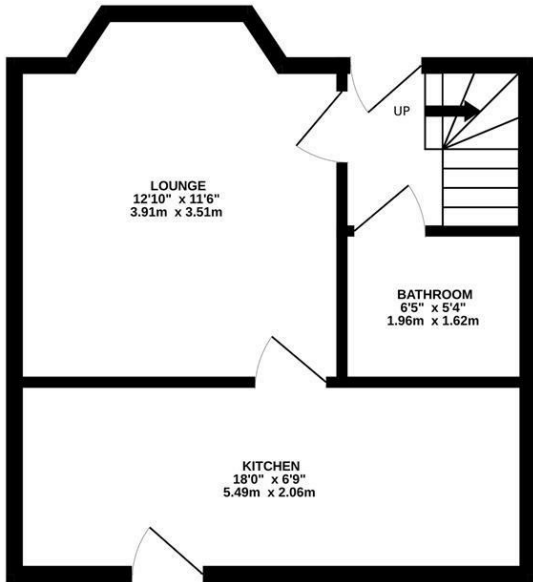
TENURE

Symonds + Greenham have been informed that this property is Freehold

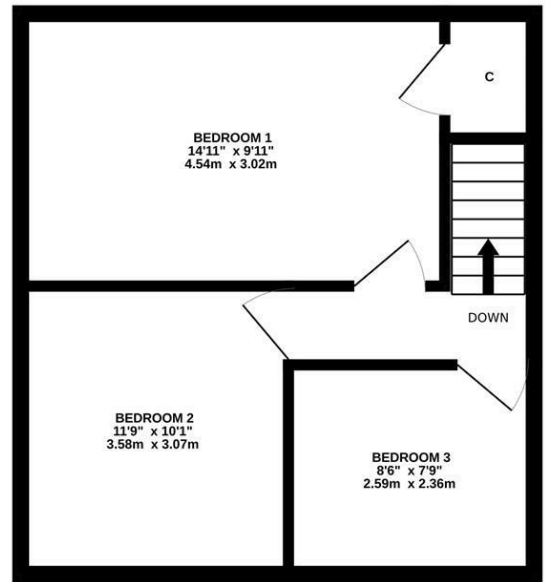
VIEWINGS

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

GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.7 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	53
(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	

