



SYMONDS + GREENHAM

Estate and Letting Agents



35 Boundary Way, Hull, HU4 6DH

£299,950

FANTASTIC FOUR BED DETACHED - OPEN PLAN LIVING - STYLISHLY PRESENTED THROUGHOUT - IDEAL FAMILY HOME - CLOSE TO LOCAL AMENITIES AND GOOD SCHOOLS

A fantastic four bedroom detached property on Boundary Way off Calvert Lane, a popular HU4 location close to a range of amenities and well regarded schools.

This spacious home is larger than average and offers superb living accommodation throughout, making it an ideal choice for families seeking space, comfort and convenience. The property boasts a modern open plan layout with stylish living areas and a great flow from room to room, perfect for entertaining or relaxing as a family.

The ground floor comprises an entrance hall, bright living room and a fantastic open plan kitchen dining and conservatory space, ideal for family mealtimes or social gatherings. There is also a useful utility room, downstairs wc and an integral garage providing plenty of additional storage.

Upstairs, you'll find four generous bedrooms, including a primary bedroom with en suite, plus a modern family bathroom.

Externally, the property sits on a lovely plot with a wrap around garden, offering plenty of outdoor space for children or entertaining. There is also a driveway to the front providing off street parking.

A wonderful family home in a sought after area, viewing is highly recommended to fully appreciate the space and potential on offer.

BOOK YOUR VIEWING NOW!

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 D.

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

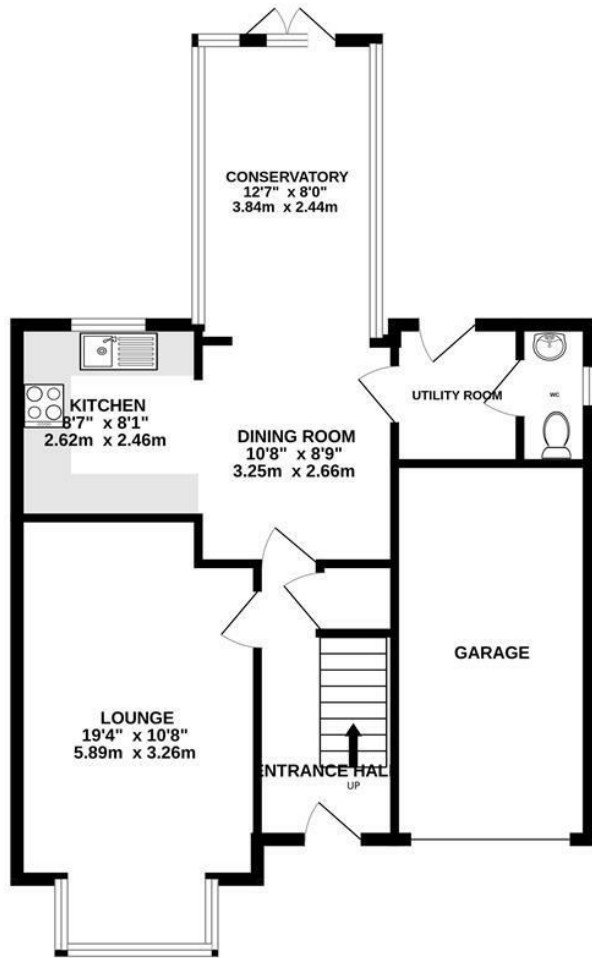
Symonds + Greenham have been informed that this property is Freehold.

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

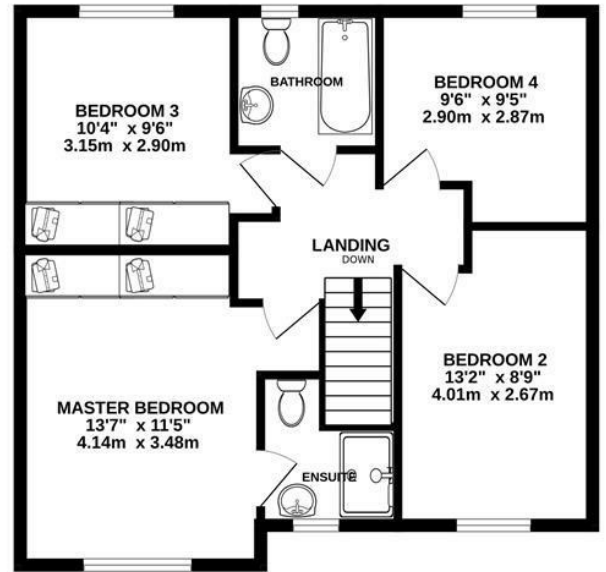
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1388sq.ft. (128.9 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	
79	83
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	
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