



SYMONDS + GREENHAM

Estate and Letting Agents



116 Kirkham Drive, Hull, HU5 2BT

£167,500

BEAUTIFUL THREE BED END TERRACED - STYLISHLY PRESENTED THROUGHOUT - UNDERGONE REFURBISHMENT - MODERN KITCHEN AND BATHROOM - GENEROUS WEST FACING GARDEN - POPULAR HU5 LOCATION - CLOSE TO LOCAL AMENITIES - NEW WINDOWS THROUGHOUT

Symonds and Greenham are delighted to present this stylishly presented three bedroom end terraced home on Kirkham Drive, set in a highly sought after HU5 residential location just off Goddard Avenue. The property sits on an advantageous plot in a quiet spot, while still being only a short walk from the excellent amenities of Newland Avenue and Chanterlands Avenue, including shops, cafes, bars and regular bus links. The area is also well served by highly regarded schools, making it an ideal choice for families.

Inside, the home is modern, inviting and move in ready, benefitting from brand new windows and tasteful décor throughout. The entrance hall leads into a cosy living room with a charming bay window, followed by a dining room featuring two useful storage cupboards and French doors opening onto the rear garden. The ground floor also boasts a generous, stylish and well equipped kitchen, offering plenty of space for day to day cooking and entertaining.

To the first floor are three good sized bedrooms and a modern family bathroom, all well maintained and beautifully presented.

Externally, the property continues to impress with a large west facing rear garden, offering superb outdoor space for families, gardening enthusiasts or those who enjoy entertaining in the sunshine. To the front, the property has potential for off street parking (subject to the relevant planning permissions.)

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 B.

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.

VIEWINGS

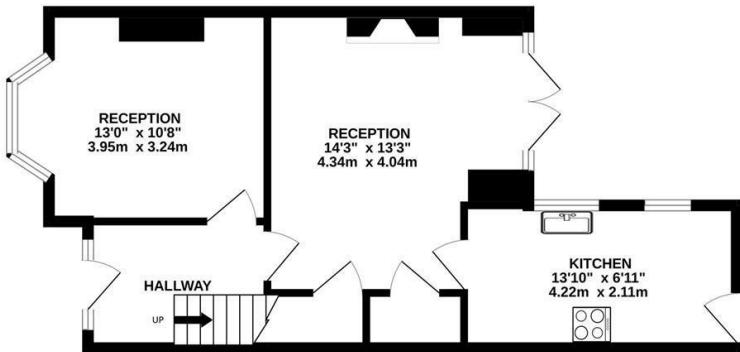
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

TENURE

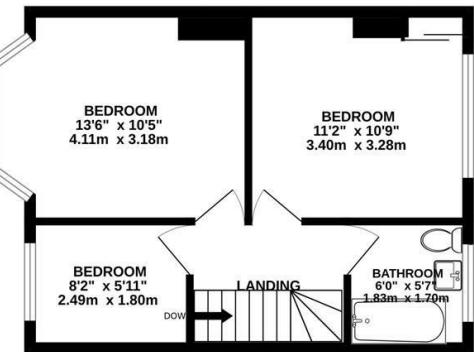
Symonds + Greenham have been informed that this property is Freehold.

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

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 843sq.ft. (78.3 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			
England & Wales	EU Directive 2002/91/EC	85	

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	61	

