



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **85 Gildane, Hull, HU6 9BB**

### **£110,000**

Nestled in the desirable area of Gildane, Hull, this charming mid-terrace house offers a perfect blend of comfort and convenience. With three spacious double bedrooms and a well-appointed family bathroom, this property is ideal for families or first-time buyers seeking a welcoming home.

Upon entering, you are greeted by a bright entrance hall that leads to a thoughtfully designed ground floor. The layout includes a convenient downstairs WC, a modern kitchen, a dining room, and a cosy living room, all of which are tastefully decorated and meticulously maintained, reflecting the care of the current owners.

The first floor features three generously sized double bedrooms, each equipped with fitted wardrobes, providing ample storage space. The stylish family bathroom completes this level, ensuring that all your needs are met.

One of the standout features of this property is the south-facing rear garden, which is predominantly paved for ease of maintenance, complemented by an area of artificial grass that adds a touch of greenery. This outdoor space is perfect for relaxation or entertaining guests. Additionally, the garden includes a timber shed for extra storage and a car port with rear access, offering off-street parking—a rare find in urban settings.

Located close to well-regarded schools and local amenities, this home benefits from excellent transport links to Hull city centre and Kingswood retail park, which boasts a supermarket, cinema, and a variety of shops and restaurants. This property truly represents a wonderful opportunity to secure a delightful home in a vibrant community.

### **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 A.

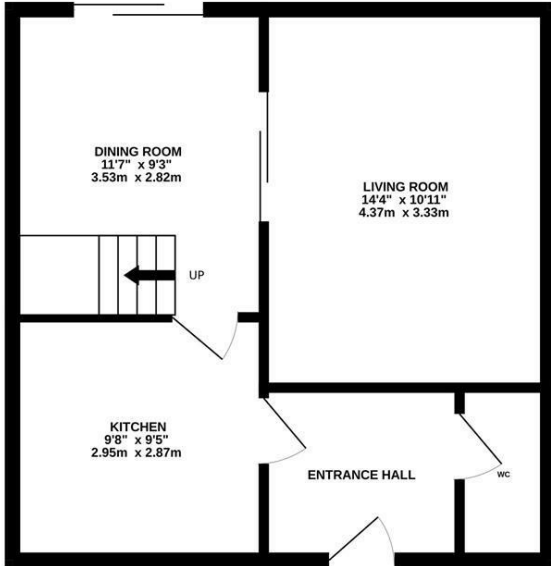
### **DISCLAIMER**

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.

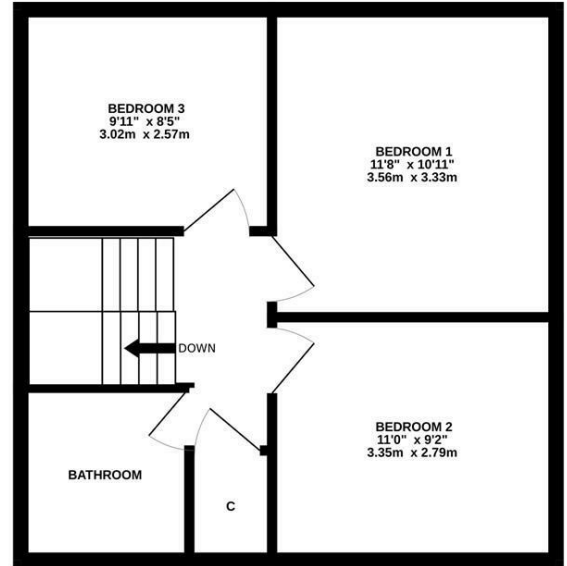
### **VIEWINGS**

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

GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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	77	88
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	