



SYMONDS + GREENHAM

Estate and Letting Agents



21 Redhill Park, Hull, HU6 8QH £190,000

DECEPTIVELY SPACIOUS AND PERFECT FOR FAMILY LIVING, THIS FOUR-BEDROOM TOWNHOUSE BOASTS A MASTER EN-SUITE, GENEROUS LIVING SPACE, ENCLOSED REAR GARDEN, OFF-STREET PARKING, AND A GARAGE IN THE POPULAR REDHILL PARK AREA.

Nestled in on Redhill Park area of Hull, this deceptively spacious townhouse presents an excellent opportunity for families and first-time buyers alike. With four well-proportioned bedrooms and two bathrooms, this property is designed to accommodate the needs of a growing family while providing a comfortable living space.

Upon entering, you are greeted by a welcoming entrance that leads to a beautifully fitted kitchen, perfect for culinary enthusiasts. The ground floor also features a convenient W.C. and a garage. The first floor includes a generous lounge area, and French doors that open onto a charming Juliette balcony, allowing natural light to flood the room. Additionally a versatile third bedroom and a family bathroom suite, ensuring ample space for relaxation and privacy.

The top floor features the master suite, with its own en suite facilities and fitted wardrobes, providing a luxurious retreat. Bedrooms two and four, along with a handy storage cupboard, complete this level, making it ideal for family living. Externally, the property offers off-street parking, leading to a garage for added convenience. The front garden is designed for low maintenance, while the rear garden is fully enclosed, predominantly laid to lawn, and features a raised decked seating area, perfect for outdoor entertaining or enjoying a quiet moment in the sun.

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.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

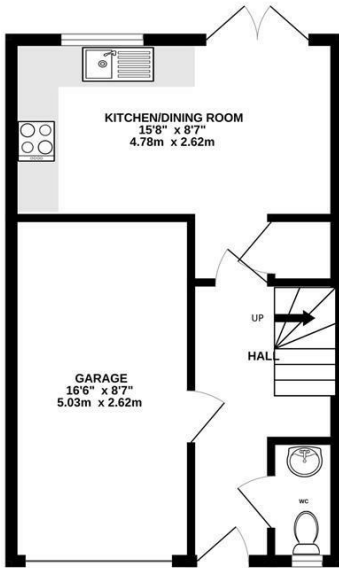
Symonds + Greenham have been informed that this property is Leasehold.

979 years remaining and a service charge of £150 per year.

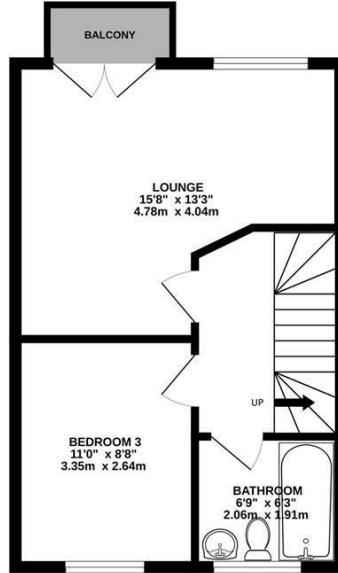
VIEWINGS

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

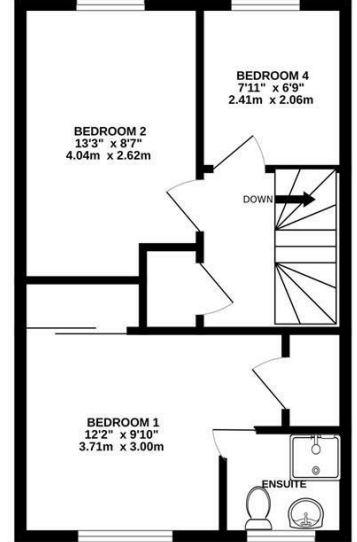
GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



2ND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 1210 sq.ft. (112.4 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	

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	

