



SYMONDS + GREENHAM

Estate and Letting Agents



28 Scarrington Crescent, Hull, HU4 7SL

£230,000

Symonds and Greenham are delighted to present this beautifully presented three bedroom semi detached home to the market. Situated on the popular Scarrington Crescent in a quiet residential area of HU4, this fantastic property offers stylish open plan living, a stunning kitchen diner and a lovely rear garden, making it an ideal home for first time buyers and growing families alike.

The accommodation briefly comprises a welcoming entrance hall, a spacious living room opening into a superb open plan kitchen diner, complete with a central island and skylights that fill the room with natural light, creating a wonderful space for both everyday living and entertaining. A convenient downstairs WC completes the ground floor. To the first floor are three well proportioned bedrooms and a stylish modern family bathroom.

Externally, the property enjoys a fantastic low maintenance rear garden, providing an excellent space to relax or entertain, together with the added benefit of a garage. To the front, a private driveway provides off street parking.

Ideally located close to well regarded schools, local amenities and excellent transport links, this move in ready home combines modern living with a highly convenient location. Early viewing is highly recommended.

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 C.

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

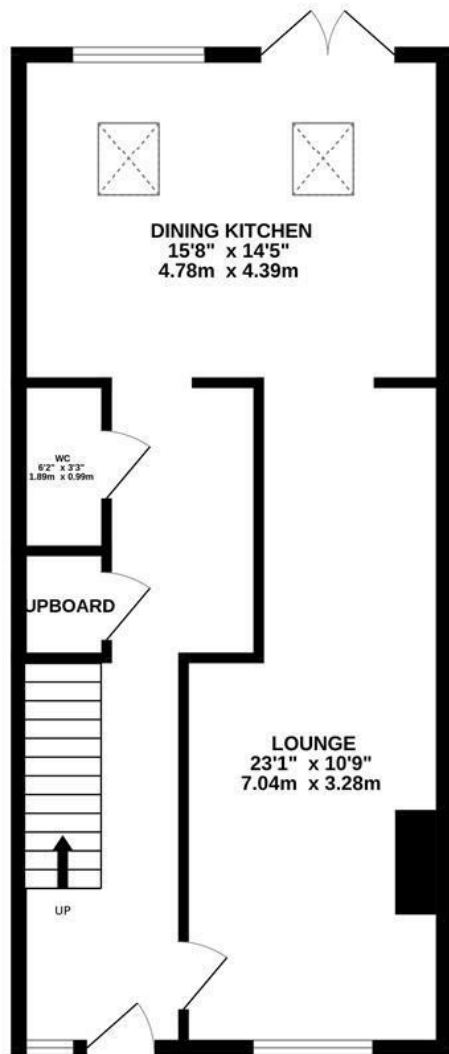
Symonds + Greenham have been informed that this property is Freehold.

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

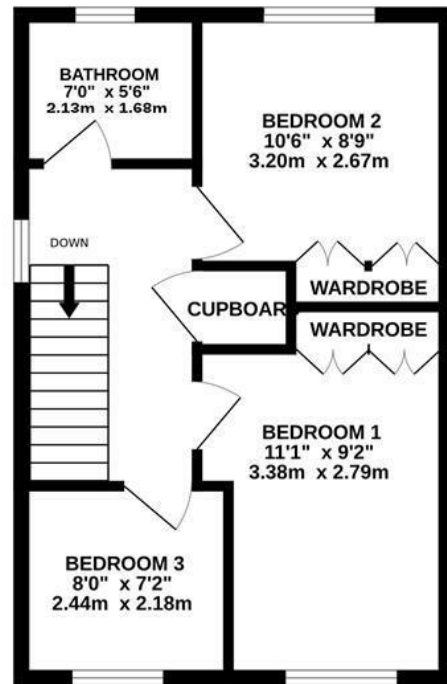
VIEWINGS

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

GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 956 sq.ft. (88.8 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	68	81

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		

