



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 45 Burniston Road, Hull, East Yorkshire HU5 4JX

### £240,000

DISCOVER THIS STYLISH FOUR-BEDROOM MID-TERRACE FAMILY HOME ON BURNISTON ROAD, OFFERING SPACIOUS LIVING, TWO RECEPTION ROOMS, OFF-STREET PARKING, A GENEROUS GARDEN, AND A PRIME LOCATION CLOSE TO SCHOOLS, AMENITIES, AND TRANSPORT LINKS.

Nestled on Burniston Road in Hull, this exquisite mid-terraced house is a true gem, perfect for families seeking a blend of comfort and style. With four well-appointed bedrooms, including three spacious doubles and a single, this home offers ample space for everyone. The property features two inviting reception rooms, ideal for both relaxation and entertaining, complemented by a modern kitchen that caters to all your culinary needs.

The decor throughout the home is beautifully maintained, reflecting the care and attention of its current owners. The stylish family bathroom adds a touch of luxury, ensuring that daily routines are both practical and pleasant.

Outside, the property features off-street parking at the front, providing convenience for residents and guests alike. The generous garden at the rear is perfect for outdoor activities, while the garage offers additional storage or potential for a workshop.

Situated in a highly sought-after residential area, this home is conveniently located near well-regarded schools and local amenities. With excellent transport links to Hull city centre and the charming village of Cottingham, you will find everything you need within easy reach. This beautiful family home is ready to move into, making it an ideal choice for those looking to settle in a vibrant community. Don't miss the opportunity to make this stunning property your own.

#### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

#### **DOUBLE GLAZING**

The property has the benefit of double glazing.

#### **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.

#### **TENURE**

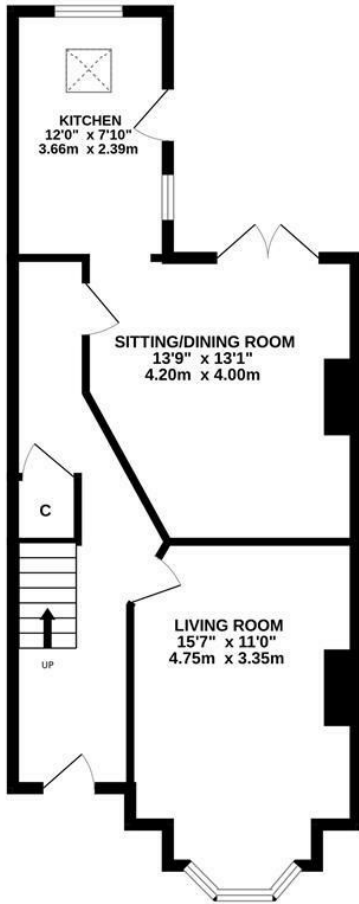
Symonds + Greenham have been informed that this property is Freehold

#### **COUNCIL TAX BAND**

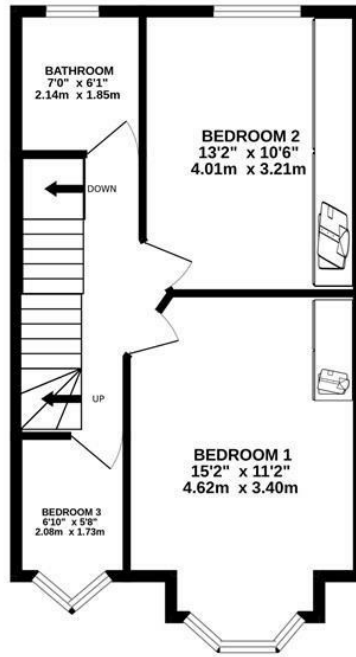
Symonds + Greenham have been informed that this property is in Council Tax Band "B"



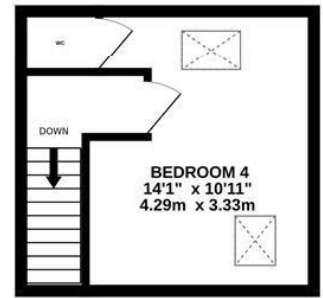
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC
	84		81
	67		62

