



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **1 Bentley Court, Hull, HU3 6BZ**

### **£125,000**

Symonds and Greenham are delighted to bring to the market this superb two bedroom semi detached home, situated on Bentley Court in a quiet and well regarded residential area of HU3. The property is conveniently located for a range of local amenities, with excellent access to the MKM Stadium, Hull Royal Infirmary and the surrounding retail and leisure facilities, while also being well placed for access to Hull Fair. Ideally suited to first time buyers, investors or those looking to downsize, the property is well presented throughout and ready to move into.

The accommodation is arranged over two floors and briefly comprises a spacious and naturally light living room, offering plenty of room for both seating and dining furniture and creating a comfortable space for everyday living. The modern kitchen is well fitted with a range of units and work surfaces, providing ample storage and preparation space.

To the first floor are two generous double bedrooms, both well presented and offering plenty of space for bedroom furniture, making them versatile for a range of needs. The family bathroom is neatly presented and fitted with a three piece suite.

Externally, the property boasts a fantastic south facing rear garden, beautifully landscaped to provide an excellent outdoor space for relaxing or entertaining. To the front and side there is a gated driveway offering ample off street parking, along with the added benefit of an electric vehicle charging point. Further benefits include a boiler installed approximately four years ago.

### **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 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.

### **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.

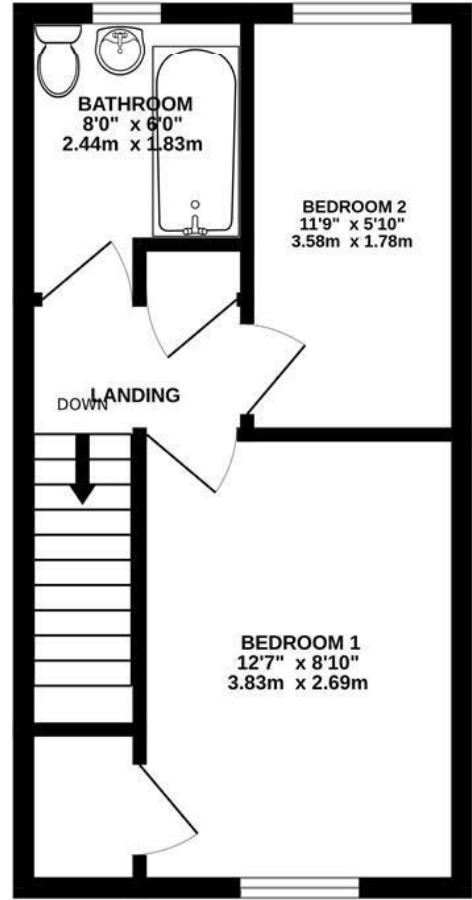
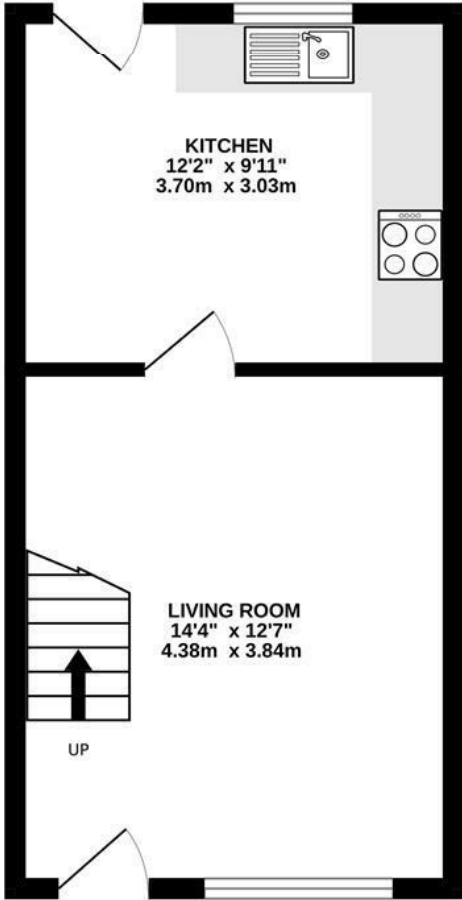
### **TENURE**

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.

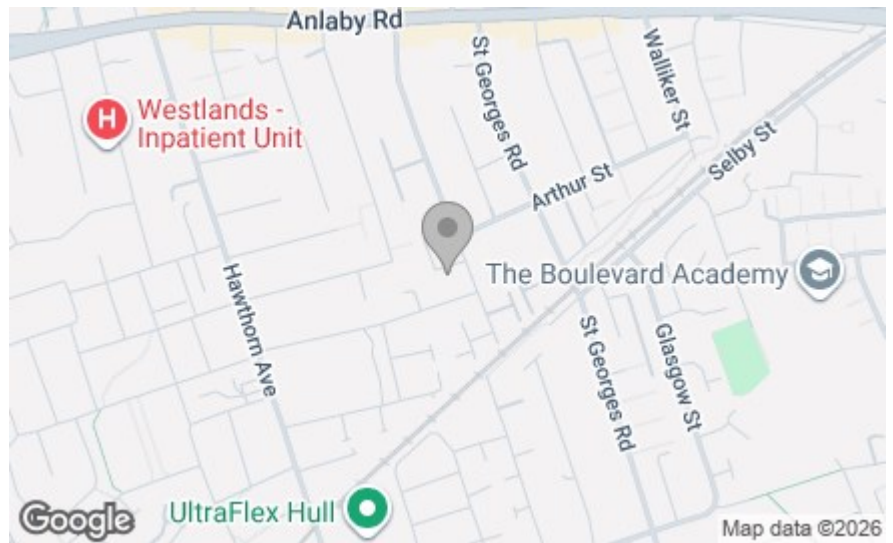
### **VIEWINGS**

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



TOTAL FLOOR AREA : 601sq.ft. (55.8 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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC