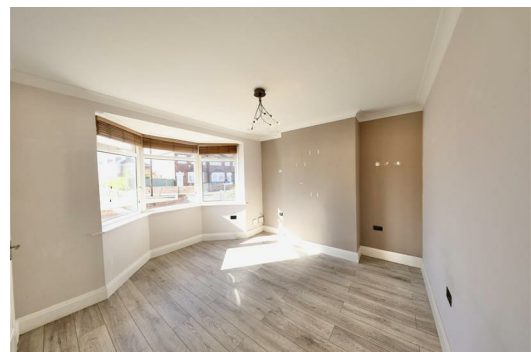
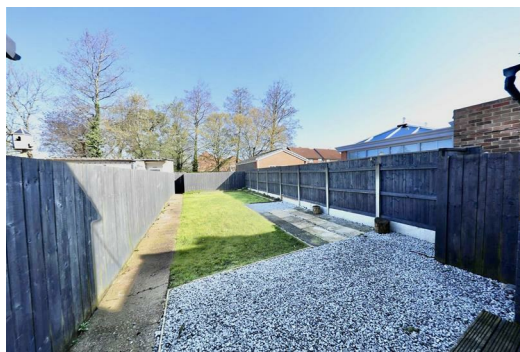




SYMONDS + GREENHAM

Estate and Letting Agents



18 Winthorpe Road, Hessle, East Yorkshire HU13 9EX

£140,000

Symonds and Greenham are delighted to present this well presented three bedroom end terraced home on Winthorpe Road in Hessle, situated in a quiet residential location close to a range of local amenities and well regarded schools.

Offering well proportioned accommodation throughout, the property is ready for its next owner to put their own stamp on it, making it an ideal opportunity for families, first time buyers or those looking to add value.

The accommodation briefly comprises a welcoming entrance hall, a bright and comfortable living room and a kitchen with useful storage/utility cupboard to the ground floor. To the first floor are three good sized bedrooms along with a family bathroom.

Externally, the property benefits from a generous rear garden featuring both decking and lawn areas, creating a great space for relaxing or entertaining. There is also a brick built storage unit and the added advantage of off street parking to the rear.

This is a fantastic opportunity to acquire a well located home with plenty of potential in a popular Hessle setting. Early viewing is recommended.

CALL TODAY TO ARRANGE A VIEWING!

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 B.

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

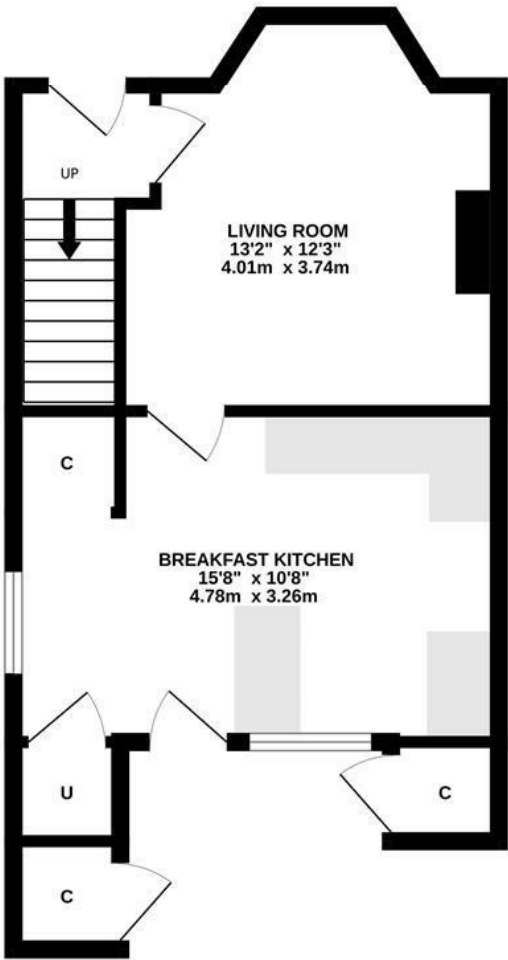
Symonds + Greenham have been informed that this property is Freehold.

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

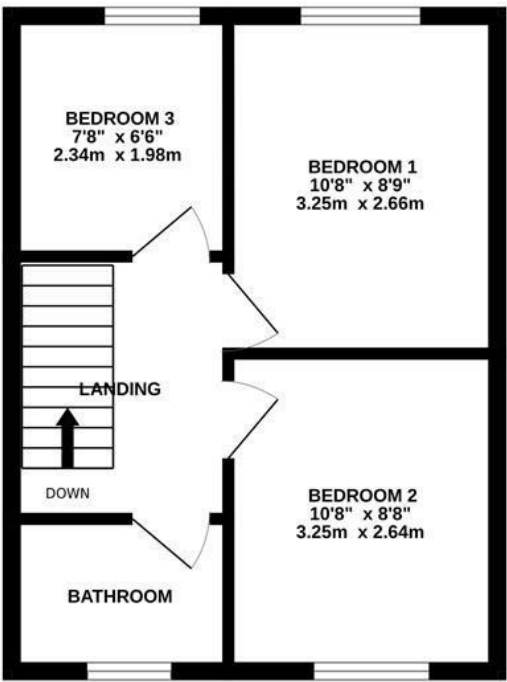
VIEWINGS

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

GROUND FLOOR



1ST 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	67	
(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		
(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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

