



SYMONDS + GREENHAM

Estate and Letting Agents



53 Kirklands Road, Hull, HU5 5AX

£125,000

Symonds and Greenham are delighted to present this stylishly presented two bedroom mid terraced home, situated on Kirklands Road in the popular HU5 area, just off Spring Bank West. Beautifully updated and ready to move straight into, this superb property is an excellent choice for first time buyers, professionals or those looking to downsize. Conveniently located close to well regarded schools, local amenities and excellent transport links, it also benefits from a number of recent improvements, including new windows throughout, a new front door and a modern fitted kitchen.

The ground floor comprises a welcoming entrance hall, a bright and stylish living room, and a contemporary fitted kitchen offering ample storage and workspace, creating a practical and attractive space for everyday living.

To the first floor are two generous double bedrooms and a modern family bathroom, all beautifully presented and finished to a high standard.

Externally, the property enjoys a generous west facing rear garden, a real sun trap, featuring a lawn and patio area, making it the perfect place to relax or entertain during the warmer months. To the front is a private driveway providing valuable off street parking.

Combining stylish interiors, recent upgrades and a highly convenient HU5 location, this fantastic home is ready to move straight into and is one not to be missed.

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 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

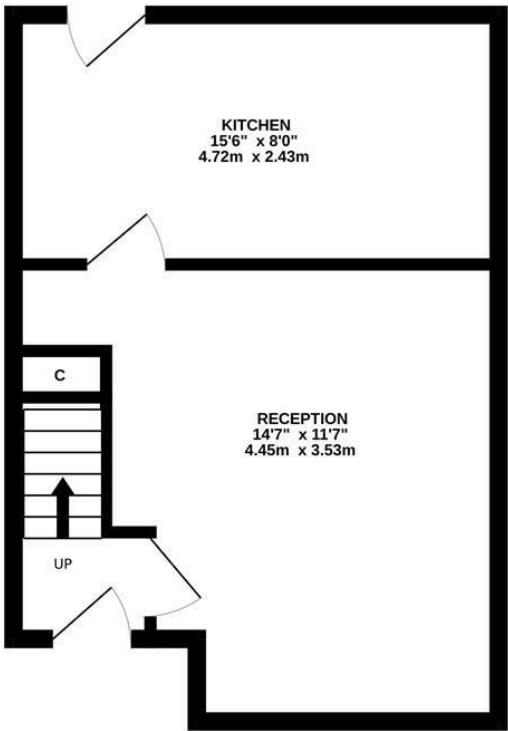
Symonds + Greenham have been informed that this property is Freehold.

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

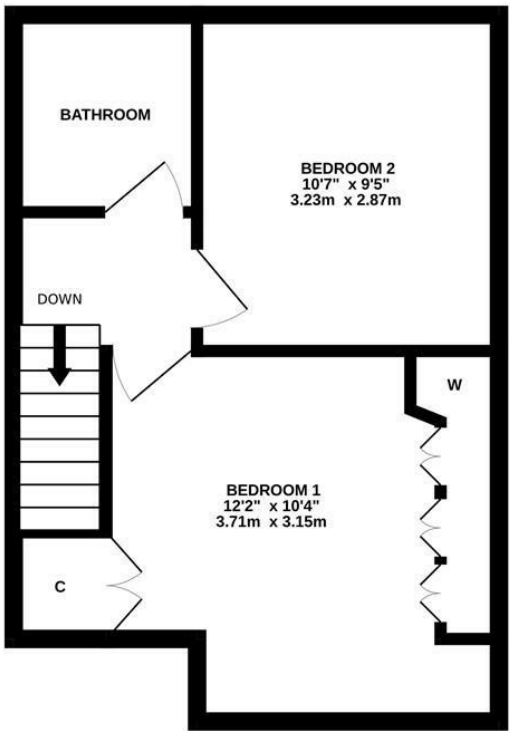
VIEWINGS

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

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 (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	91
	72
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	

