



SYMONDS + GREENHAM

Estate and Letting Agents



35 Dent Road, Hull, HU5 4SH

£160,000

Symonds and Greenham are delighted to present this spacious and well presented three bedroom semi detached home, occupying a quiet residential position on Dent Road in the popular HU5 area. Offering generous living accommodation throughout, this fantastic property is an ideal purchase for first time buyers, young families and professionals alike. Conveniently located close to well regarded schools, local amenities and excellent transport links, the property also benefits from a lovely rear garden, making it a superb home both inside and out.

The ground floor comprises a welcoming entrance hall, a convenient downstairs WC, a spacious open plan living and dining room with doors opening onto the rear garden, creating a bright and sociable living space, and a generous fitted kitchen with ample worktop and storage space, together with useful under stairs storage cupboards.

To the first floor are three well proportioned bedrooms, a family bathroom, a separate WC and additional built in storage cupboards, providing practical accommodation for everyday family living.

Externally, the property enjoys a good sized enclosed rear garden, offering an excellent space to relax, entertain or enjoy with the family. Useful brick built outhouses provide additional storage, while a front garden enhances the property's kerb appeal.

Combining spacious accommodation, a practical layout and a popular HU5 location, this excellent home is ready to move into and is sure to appeal to a wide range of buyers.

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

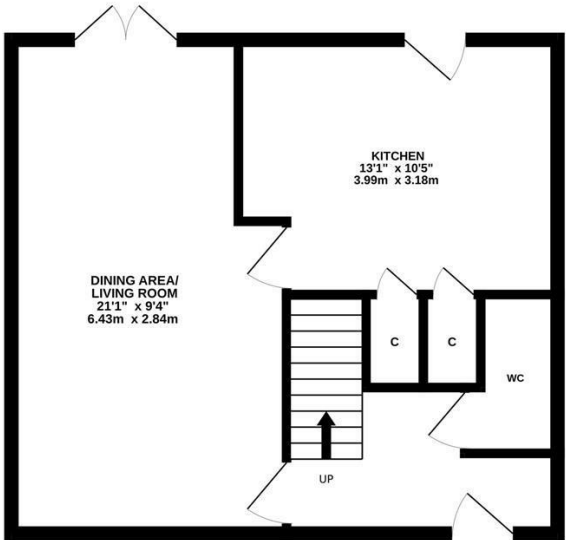
Symonds + Greenham have been informed that this property is Freehold.

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

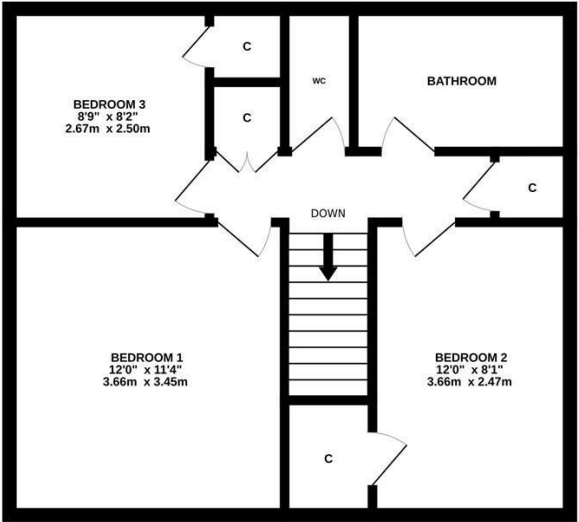
VIEWINGS

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	
England & Wales	
EU Directive 2002/91/EC	

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	

