



SYMONDS + GREENHAM

Estate and Letting Agents



17 Windham Crescent, Hull, HU7 5XW

£170,000

Symonds and Greenham are delighted to bring to the market this much loved three bedroom semi detached family home, situated on Windham Crescent in the sought after village of Wawne. Positioned within a quiet cul de sac, the property offers a peaceful and semi rural setting while still being within easy reach of local amenities, making it an ideal choice for families looking to enjoy village living with convenience close by.

The property has been very well looked after over the years and presents a fantastic opportunity for a new owner to create a lovely long term family home.

The accommodation is arranged over two floors and briefly comprises an entrance hall with access to a ground floor WC, a spacious living room and a separate dining room, providing excellent space for both relaxing and entertaining. The kitchen is positioned to the rear of the property and offers a practical layout with views over the garden.

To the first floor are three good sized bedrooms, all well proportioned and offering flexible accommodation for family life, along with a family bathroom.

Externally, the property enjoys a lovely rear garden featuring established mature plants and shrubbery, creating a private and well stocked outdoor space. There is also a brick built shed providing useful storage, along with a garage. To the front of the property there is off street parking.

A fantastic opportunity to acquire a well maintained home in a quiet and desirable village location, offering both space and potential. Early viewing is highly recommended.

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.

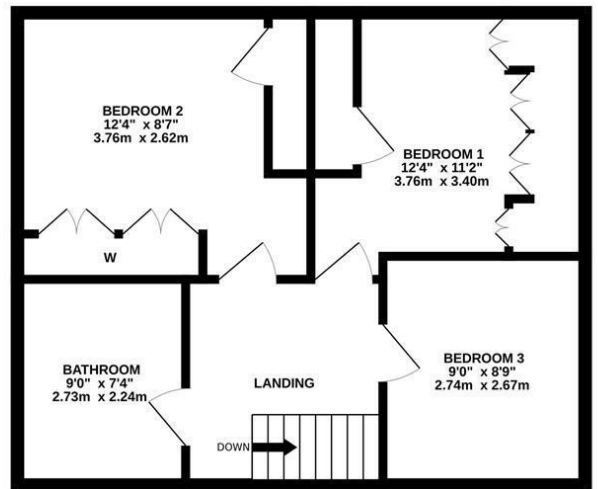
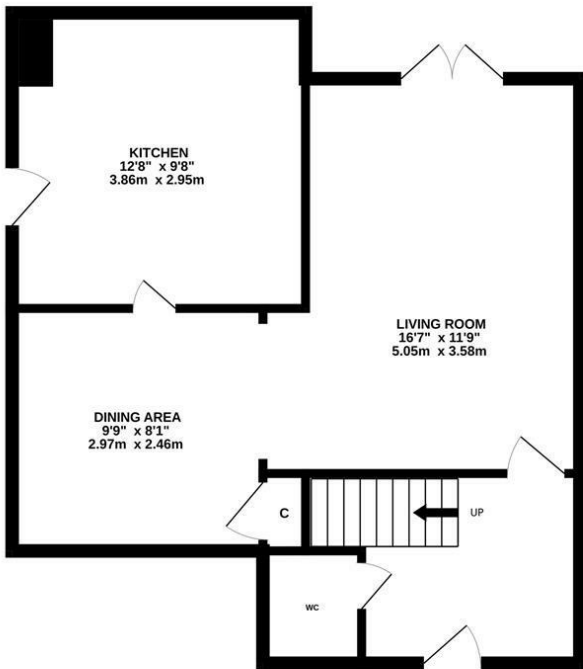
If you require more information on the tenure of this property please contact the office on 01482 444200.

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	
(82 plus) A	
(81-81) 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

