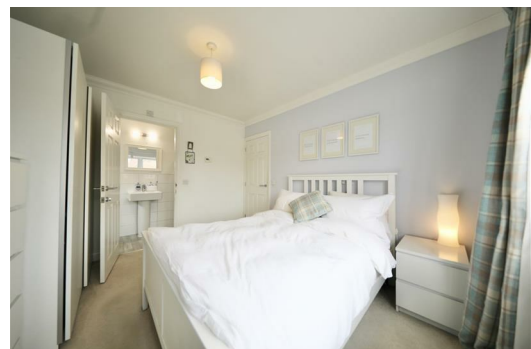




SYMONDS + GREENHAM

Estate and Letting Agents



31 Grosvenor Road, Hull, HU7 3DS **Offers over £225,000**

THREE-BEDROOM DETACHED FAMILY HOME IN KINGSWOOD, FEATURING SPACIOUS LOUNGE, MODERN KITCHEN DINER WITH FRENCH DOORS, EN-SUITE MASTER, LOW-MAINTENANCE GARDEN, AND OFF-STREET PARKING — A PERFECT MOVE-IN-READY FAMILY HOME IN A SOUGHT-AFTER LOCATION.

Nestled in the sought-after area of Kingswood, Hull, this well-presented three-bedroom detached family home on Grosvenor Road is an ideal choice for those seeking comfort and convenience. Built by Beals Homes, the property features a low-maintenance front garden and ample parking for two vehicles, making it perfect for busy families.

Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is the generous kitchen diner, which features French doors that open onto the rear garden, seamlessly blending indoor and outdoor living. This outdoor space is perfect for enjoying sunny days with family and friends.

The property comprises three well-sized bedrooms, including a master bedroom complete with an en suite bathroom, ensuring privacy and comfort. Additionally, there are two bathrooms in total, catering to the needs of a growing family.

Situated in the ever-popular Kingswood development, this home is conveniently located near highly regarded schools, excellent transport links, and a variety of shopping and leisure amenities. This prime location not only enhances the lifestyle of its residents but also makes it an attractive option for families looking to settle in a vibrant community. This delightful detached home is ready to move into and offers a perfect blend of modern living and practicality. Don't miss the opportunity to make this charming property your new family home.

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 "D"

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.

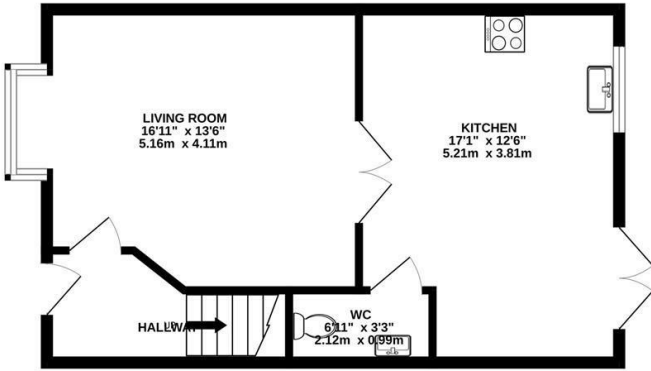
TENURE

Symonds + Greenham have been informed that this property is Freehold

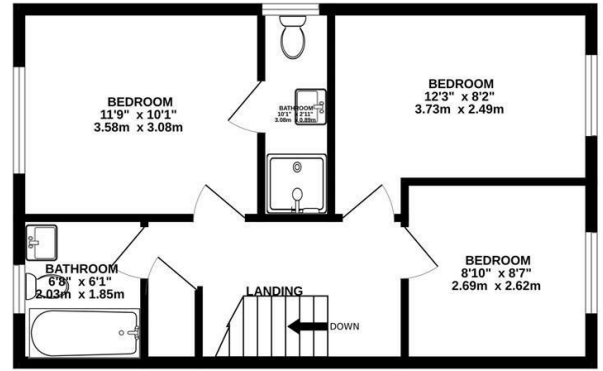
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 908sq.ft. (84.4 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) A	93
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
82	
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

