



SYMONDS + GREENHAM

Estate and Letting Agents



38 Newland Park, Hull, East Yorkshire HU5 2DW **£499,000**

ELEGANT FAMILY RESIDENCE ON PRESTIGIOUS NEWLAND PARK – IMMACULATELY PRESENTED WITH FOUR DOUBLE BEDROOMS, EXTENSIVE GARDENS & GENEROUS PARKING - NO ONWARDS CHAIN

Nestled within one of Hull's most exclusive and sought-after addresses, this exquisite semi-detached period home on Newland Park has been owned by its current hosts for 20 years and offers the perfect blend of timeless character and contemporary elegance. With exceptional curb appeal, beautifully maintained grounds, and generous proportions throughout, this is a truly rare opportunity to acquire a forever family home in a prime location.

Ideally positioned within walking distance of highly regarded schools, Hull University, and the vibrant cafés, bars, and boutiques of Newland Avenue, this stunning residence has been thoughtfully refurbished to an exceptional standard while retaining an abundance of original features – including high ceilings, decorative mouldings, and grand room sizes.

The ground floor offers a wealth of living space, featuring a stylish formal lounge, two elegant dining areas ideal for entertaining, an open-plan kitchen with sitting room, a separate utility room, and a convenient downstairs WC. Upstairs, the home continues to impress with four generously proportioned double bedrooms, including a luxurious master suite with en-suite bathroom, alongside a well-appointed family bathroom.

Outside, the home enjoys private gardens to both front and rear, a double brick-built garage with electric roller door, and a gated driveway providing ample off-street parking for multiple vehicles.

A property of this calibre on Newland Park rarely comes to market – viewings are highly recommended.

NEWLAND PARK

Newland Park, considered by many to be one the most exclusive areas in Hull in which to live. A tree lined area in the shape of a figure 8, with an array of individual properties. Lying close to the Hull University and within the north-western part of the city. Access to Newland Park can be gained by either one of two entrances from Cottingham Road. There is good local shopping, particularly along Newland Avenue and good sporting and schooling facilities can be found in the locality.

GROUND FLOOR

PORCH

with door to the...

ENTRANCE HALL

A spacious entrance hall with stairs to the first floor, under-stairs storage cupboard, and doors to the living room, sitting room and the...

DINING ROOM

14'10 max x 16'0 (4.52m max x 4.88m)

with gas fire place

LIVING ROOM

15'6 max x 22'2 max (4.72m max x 6.76m max)

with large bay window, log burner and french doors to the...

SECOND DINING ROOM

with a log burner stove, storage cupboard and door to the entrance hall

KITCHEN

15'4 max x 10'5 max (4.67m max x 3.18m max)

with a range of eye level and base level units with complementing quartz work surfaces, integrated dishwasher, ceramic sink, Rangemaster oven with five gas hobs, integrated microwave, space for a double american style fridge freezer, spotlights , door to the utility room and open plan entrance to the...

BREAKFAST ROOM

12'11 max x 9'0 max (3.94m max x 2.74m max)

A bright and spacious room flooded with natural light through the skylight windows, french doors to the rear garden and french doors to the...

UTILITY ROOM

5'6 max x 6'8 max (1.68m max x 2.03m max)

with eye level units, ceramic sink and drainer unit, plumbing for washing machine, space for tumble dryer, door to the side drive and door to the...

DOWNSTAIRS WC

with low level WC, pedestal hand basin, and tiled to splash-back areas

FIRST FLOOR

LANDING

with storage cupboard, doors to all bedrooms and door to the...

BATHROOM

12'11 max x 9'7 max (3.94m max x 2.92m max)

with low level WC, hand basin in a base unit, free standing bath with mixer tap and shower attachment , shower cubicle with overhead shower attachment and tiled to splash-back areas

MASTER BEDROOM

14'11 max x 16'0 max (4.55m max x 4.88m max)

with original fire place surround, bay window and door to the...

EN SUITE

7'4 max x 8'8 max (2.24m max x 2.64m max)

with low level WC, hand basin in a base unit, panelled bath with overhead shower attachment and tiled to splash-back areas

BEDROOM 2

14'0 max x 11'9 max (4.27m max x 3.58m max)

with fitted wardrobes and large bay window with superb views of Newland Park

BEDROOM 3

12'11 max x 12'8 max (3.94m max x 3.86m max)

with bay window and fitted wardrobes

BEDROOM 4

15'8 max x 9'11 max (4.78m max x 3.02m max)

with storage cupboard, fitted wardrobes and bay window

OUTSIDE

with gardens to the front and rear, the outside space at this property is the jewel in its crown. The extensive rear garden is mainly laid to lawn with a large brick paved driveway leading to the double detached garage with electric roller door providing off street parking for several vehicles. The size and space on offer here really must be seen to be appreciated.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

COUNCIL TAX BAND

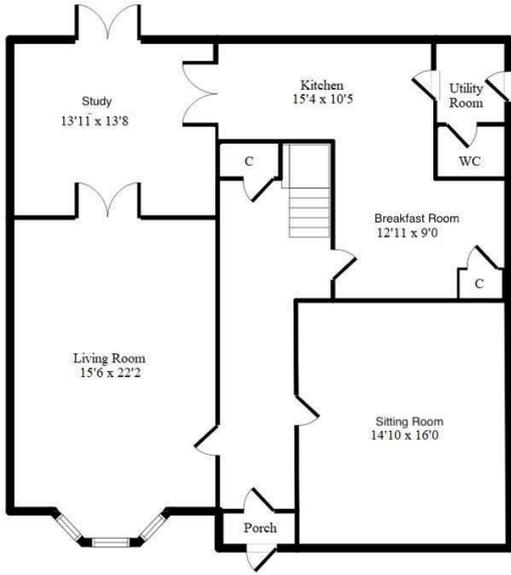
Symonds + Greenham have been informed that this property is in Council Tax Band F

VIEWINGS

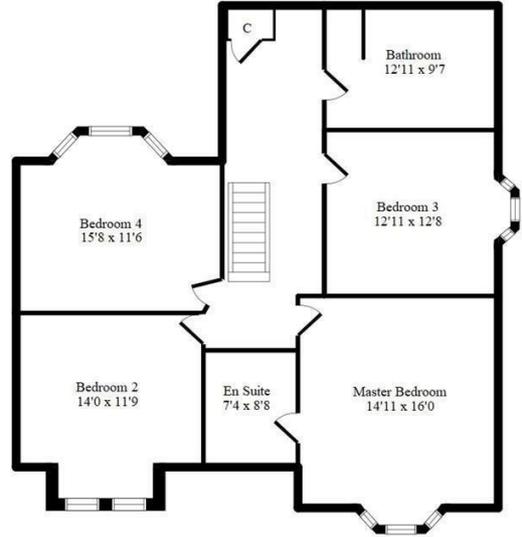
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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.



Ground Floor



First Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(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	82
(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

