



SYMONDS + GREENHAM

Estate and Letting Agents



6 Bamburgh Park, Hull, HU7 3NT

£165,000

IMMACULATELY PRESENTED AND READY TO MOVE INTO, THIS STYLISH TWO-BEDROOM HOME OFFERS SPACIOUS LIVING, A MODERN KITCHEN, LOW-MAINTENANCE REAR GARDEN, OFF-STREET PARKING, AND A SOUGHT-AFTER KINGSWOOD LOCATION.

Nestled in the sought-after area of Bamburgh Park, Kingswood, Hull, this immaculately presented mid-terrace house offers a delightful living experience. With two well-proportioned bedrooms and a family bathroom, this property is perfect for both families and individuals looking for a comfortable home.

Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The fitted kitchen, complete with a breakfast bar, is both functional and stylish, featuring French doors that lead to the easy-maintained rear garden. This outdoor space is perfect for enjoying the fresh air, and it includes a storage shed for added convenience. Additionally, the property boasts a downstairs WC and a pantry, ensuring ample storage and practicality for everyday living.

The two bedrooms are generously sized, providing a peaceful retreat at the end of the day. The family bathroom is well-appointed, catering to all your needs.

Off-street parking for one vehicle adds to the convenience of this lovely home. Kingswood is renowned for its vibrant community atmosphere, making it an attractive location for those seeking a friendly neighbourhood. With its excellent amenities and transport links, this property is not just a house, but a place to create lasting memories. Don't miss the opportunity to make this charming home your own.

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.

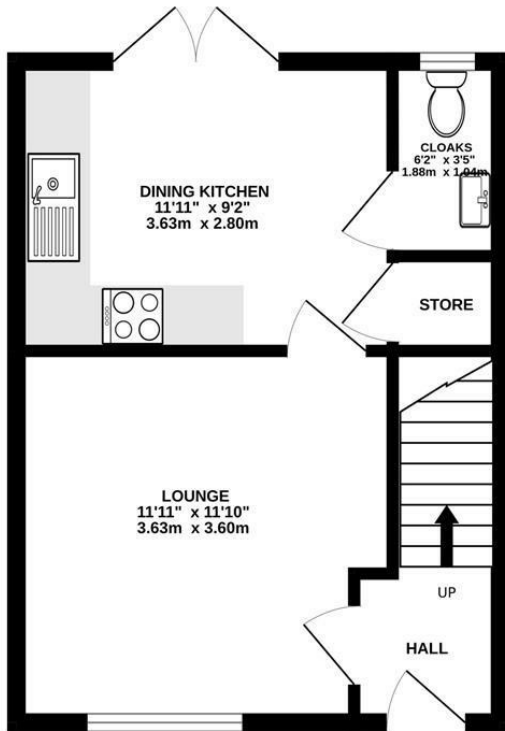
TENURE

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

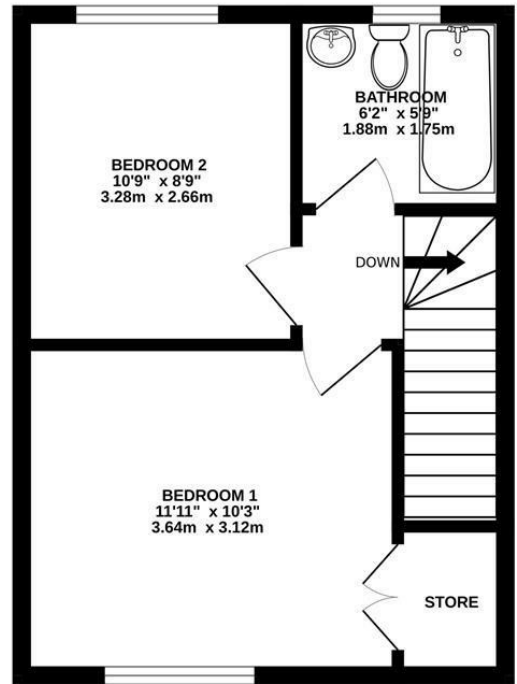
VIEWINGS

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			99
(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	

