



SYMONDS + GREENHAM

Estate and Letting Agents



2 Pasture View, Hull, HU7 3AH

£150,000

ATTRACTIVE TWO-BEDROOM END-TERRACED HOME IN KINGSWOOD, FEATURING A SPACIOUS LOUNGE/DINER, MODERN KITCHEN, TWO BATHROOMS, REAR GARDEN, AND OFF-STREET PARKING — IDEAL FOR FIRST-TIME BUYERS OR THOSE LOOKING TO DOWNSIZE IN A VIBRANT COMMUNITY.

Nestled in the sought-after area of Kingswood, Hull, this attractive end-terraced house offers a delightful living experience. With two well-proportioned bedrooms and a convenient bathroom for each, this property is perfect for first-time buyers or those looking to downsize.

Upon entering, you are welcomed by a spacious hallway that leads to a practical downstairs WC, ensuring comfort and convenience for guests. The ground floor features a generous lounge/diner, ideal for both relaxation and entertaining, alongside a well-equipped kitchen that caters to all your culinary needs.

Upstairs, you will find two inviting bedrooms, each thoughtfully designed to provide a peaceful retreat. The separate bathrooms add an extra layer of privacy and functionality, making morning routines a breeze. The exterior of the property is equally appealing, with a well-maintained lawned garden at the rear, perfect for enjoying sunny afternoons or hosting gatherings. Additionally, the front of the house boasts parking space for two vehicles, a valuable asset in this popular neighbourhood.

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.

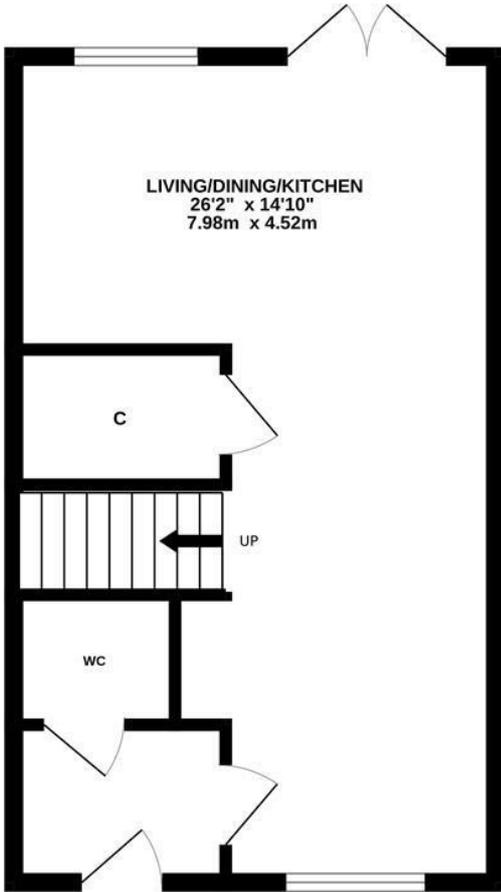
TENURE

Symonds + Greenham have been informed that this property is Freehold

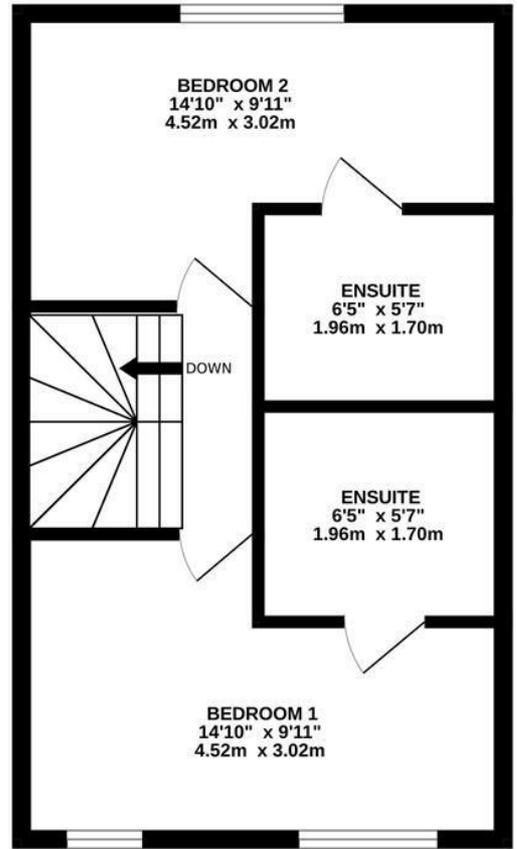
VIEWINGS

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

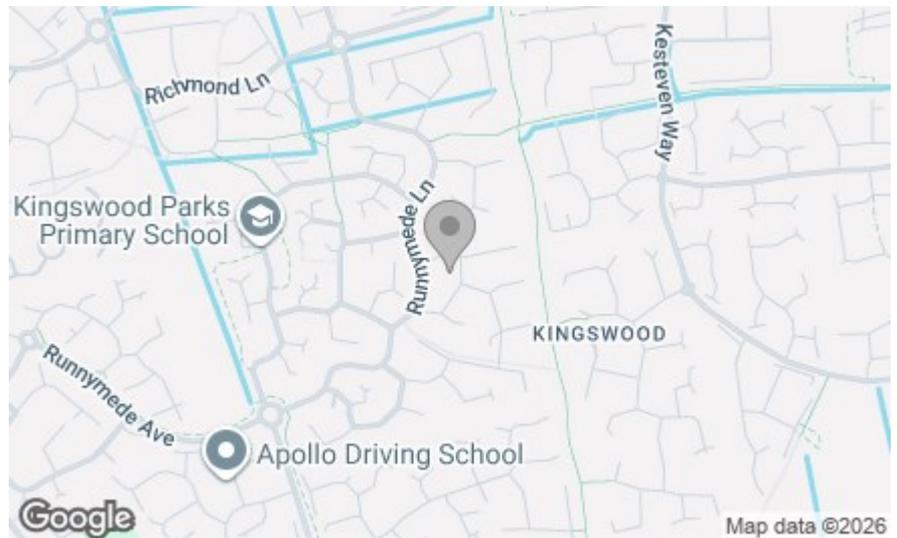
GROUND FLOOR



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	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
78	91
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