



SYMONDS + GREENHAM

Estate and Letting Agents



205 Gillshill Road, Hull, East Yorkshire HU8 0JP

£260,000

THREE GENEROUS BEDROOMS PLUS HUGE LOFT ROOM - SUPERB OPEN-PLAN KITCHEN DINER WITH CONSERVATORY - OFF-ROAD PARKING FOR TWO VEHICLES AND WELL-MAINTAINED GARDENS

Nestled on the desirable Gillshill Road in Hull, this charming semi-detached property presents an exceptional opportunity for families seeking a spacious and welcoming home. Boasting three generous bedrooms and a well-appointed bathroom, this property is designed for comfortable living. The ground floor features two inviting reception rooms, including a large living room complete with a cosy biofuel stove, perfect for those chilly evenings.

The heart of the home is undoubtedly the superb kitchen diner, which has been thoughtfully opened up to create a seamless flow into the delightful conservatory. This bright and airy space is ideal for entertaining or simply enjoying the garden views. The property also benefits from a huge usable loft which is currently being used as a dressing room. Providing ample storage or potential for further development.

Outside, the property is complemented by well-maintained gardens and off-road parking for two vehicles, ensuring convenience for family life. Located within walking distance of Gillshill and Cavendish Primary Schools, this home is perfectly positioned for families with children. The vibrant Sutton Village is also nearby, offering a range of local amenities and a friendly community atmosphere.

With three floors of living space, this exceptionally spacious home stands out for its quality and charm. It is sure to attract significant interest, so do not miss the chance to make this remarkable 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 "C"

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.

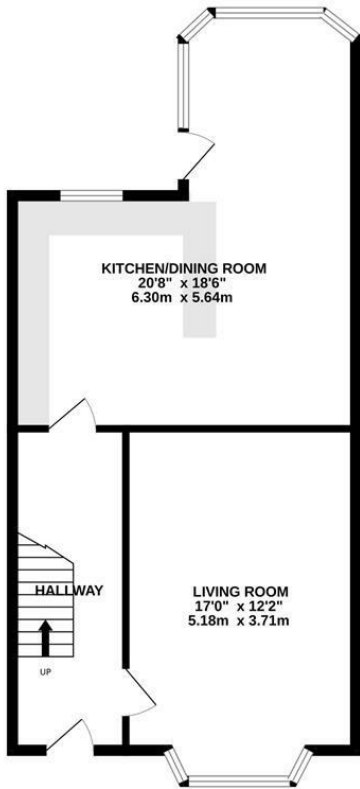
TENURE

Symonds + Greenham have been informed that this property is Freehold

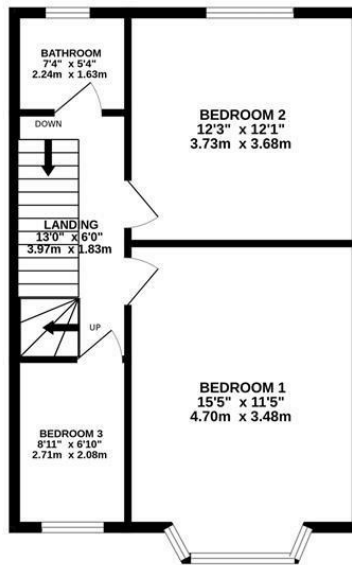
VIEWINGS

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

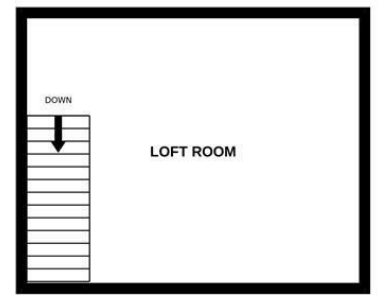
GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



2ND FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA: 1401 sq.ft. (130.1 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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(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	
(92 plus) A	83
(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

