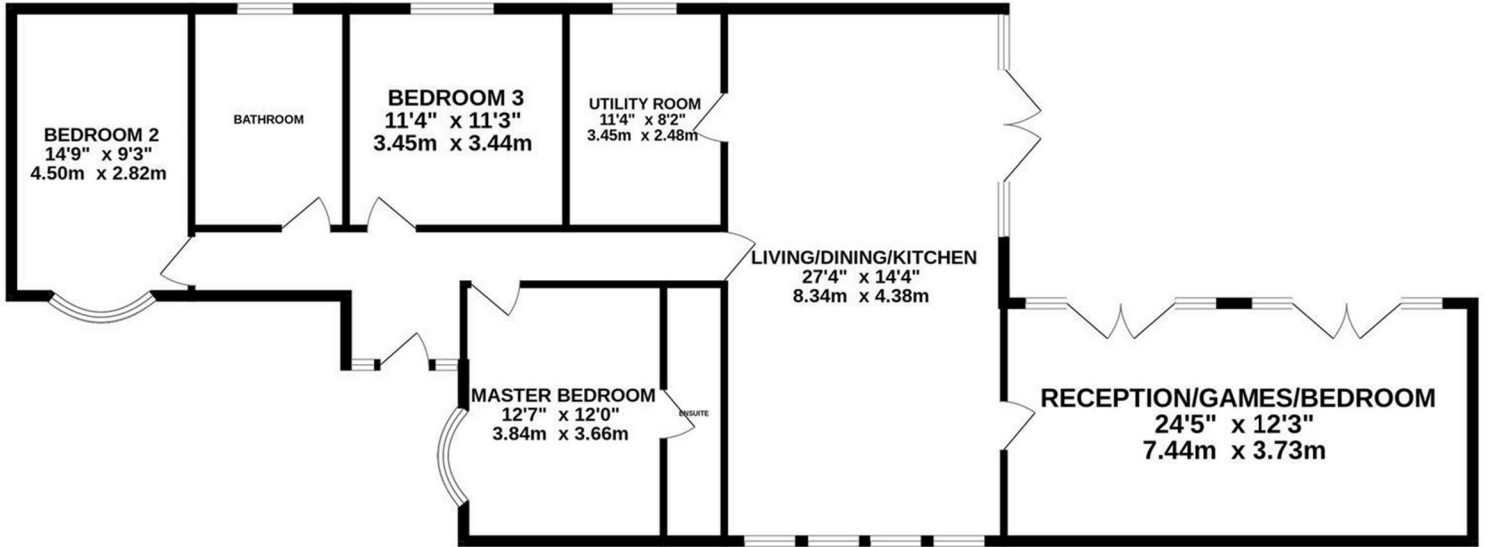




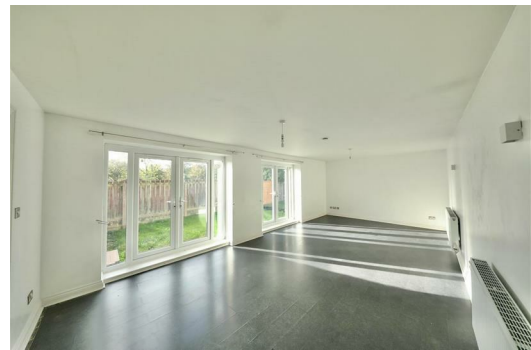
SYMONDS + GREENHAM

Estate and Letting Agents

GROUND 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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11a Kenmore Drive, Hull, HU6 7XH

Offers in the region of £269,500

OPEN HOUSE 2ND MAY

THREE/FOUR BED DETACHED BUNGALOW – SPACIOUS LAYOUT – BATHROOM AND EN SUITE – LOVELY REAR GARDEN – AMPLE OFF STREET PARKING – QUIET CUL-DE-SAC POSITION – POPULAR HU6 LOCATION – EASY ACCESS TO A1079 & BEVERLEY HIGH ROAD – CLOSE TO LOCAL AMENITIES

Symonds and Greenham are delighted to bring to the market this superb detached bungalow located on Kenmore Drive, set within a quiet cul-de-sac in the popular HU6 area. The property enjoys a peaceful position with no through traffic, while remaining conveniently placed for access to the A1079 and Beverley High Road providing easy routes into the city centre and surrounding areas.

A wide range of amenities can be found nearby, including shops, cafés, restaurants and leisure facilities, with additional local conveniences and a supermarket also within walking distance.

The bungalow offers spacious and well-presented accommodation throughout, comprising three generous double bedrooms, including a master bedroom with en suite and a large family bathroom. The heart of the home is a modern bright kitchen diner lounge with access to the garden via French doors and a large utility room.

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

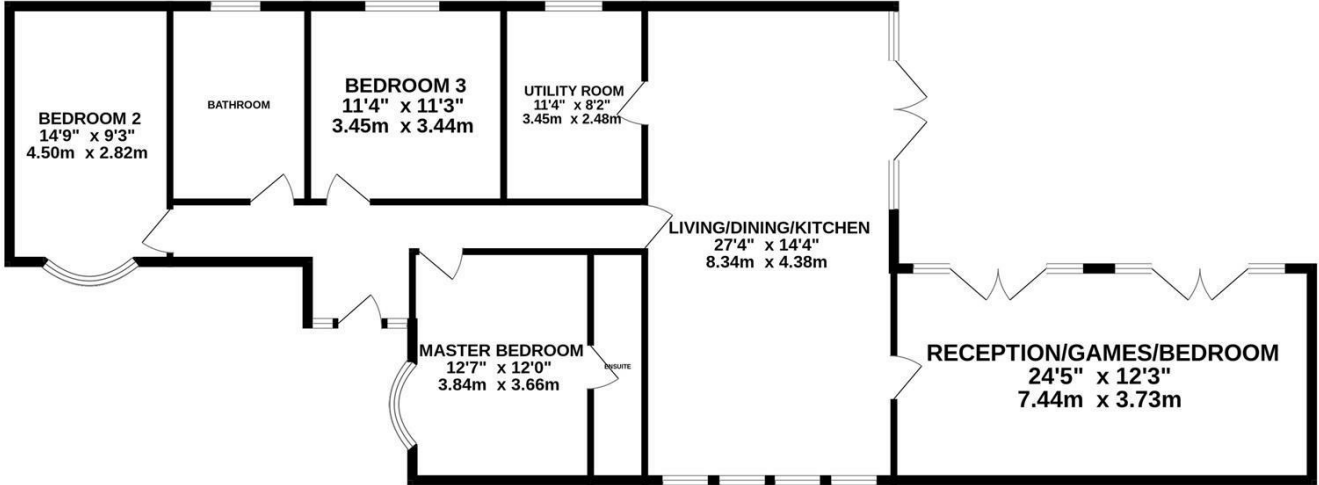
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

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

GROUND FLOOR



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	
(81-81) 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

