



SYMONDS + GREENHAM

Estate and Letting Agents



18 Gullane Drive, Hull, HU6 7XQ

£75,000

Symonds and Greenham are delighted to present this well presented two bedroom first floor apartment on Gullane Drive. Occupying a quiet position within this popular residential area of HU6, the property enjoys excellent access to Kingswood Retail Park, Beverley and Hull city centre, benefiting from convenient public transport links and a range of local amenities nearby. Offering spacious and well maintained accommodation throughout, this property is ideally suited to downsizers, those looking to enjoy low maintenance living or buyers seeking a peaceful and well connected location.

The accommodation comprises an entrance hall with stairs and the option of a stair lift if required, a generous living room providing a lovely space to relax, an adjoining fitted kitchen, two well proportioned bedrooms including a generous main bedroom with fitted wardrobes and a shower room. Externally, the property benefits from well maintained communal lawned gardens, residents' parking and the added advantage of a private garage, providing valuable storage or secure parking.

BOOK YOUR VIEWING NOW!

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 A.

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 Leasehold.

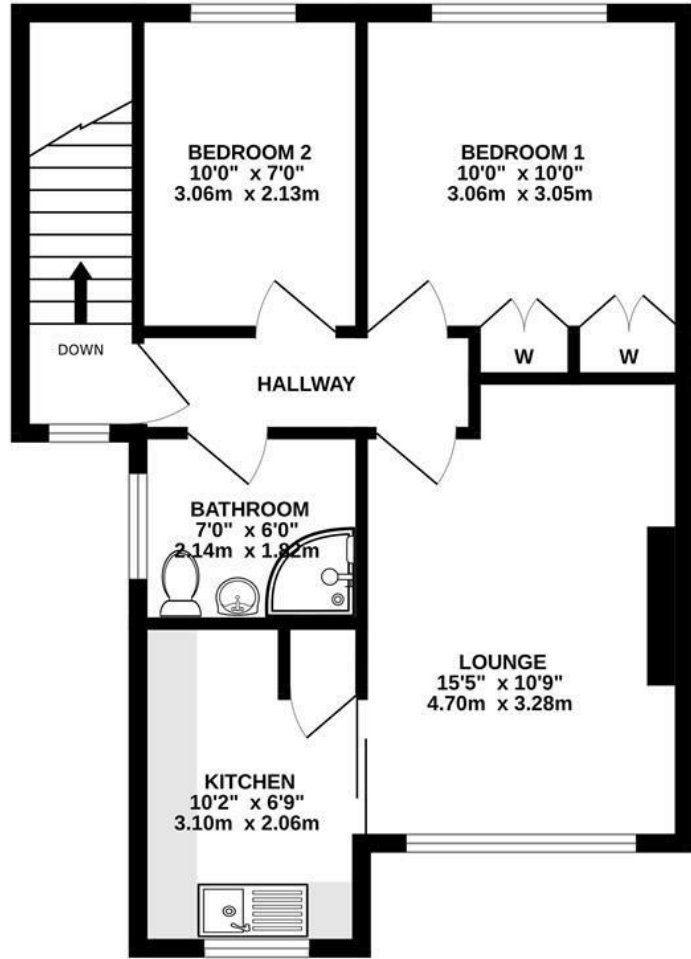
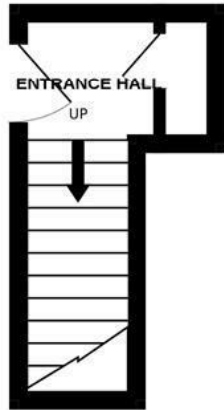
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

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

GROUND FLOOR
32 sq.ft. (3.0 sq.m.) approx.

1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 603sq.ft. (56.0 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	
(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

