



SYMONDS + GREENHAM

Estate and Letting Agents



23 Ganton Way, Hull, HU10 6NH

Offers in the region of £255,000

This beautifully presented semi detached property on Ganton Way occupies a highly sought after location, perfect for families looking to be close to excellent local schools, leisure facilities and the well connected Kingston Road. Ideally positioned for access to local amenities, transport links and green spaces, the home offers a superb combination of convenience and comfort.

The property is a good sized family home, with a versatile layout that provides plenty of living space. The ground floor comprises a welcoming entrance hall leading into a spacious lounge and dining area with a sitting space, seamlessly flowing into a fitted kitchen complete with breakfast bar. This open plan style creates a sociable environment, ideal for family life or entertaining guests.

To the first floor there are two generous double bedrooms, a third fitted bedroom and a family bathroom. All rooms are well proportioned and well presented.

Externally, the home benefits from a lawned front garden with established hedging and fencing, a side driveway providing off street parking leading to a detached garage and a south facing enclosed rear garden. The rear is partly laid to lawn with a patio seating area, pathway, and wooden storage shed, offering an excellent space for outdoor relaxation. Additional features include a fitted alarm system, providing extra peace of mind.

This is a stylish, well presented home in a popular location, offering generous living space, excellent outdoor areas and convenient access to local amenities — a perfect choice for growing families.

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 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.

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

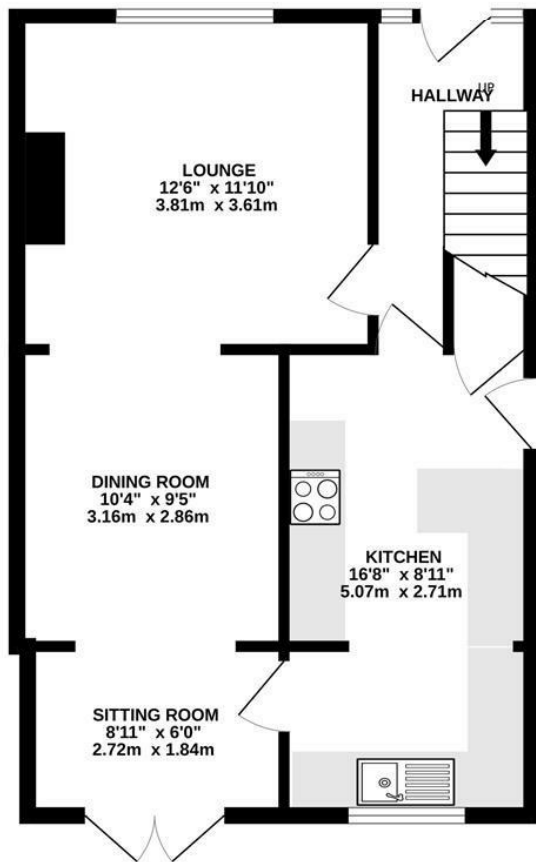
Symonds + Greenham have been informed that this property is Freehold.

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

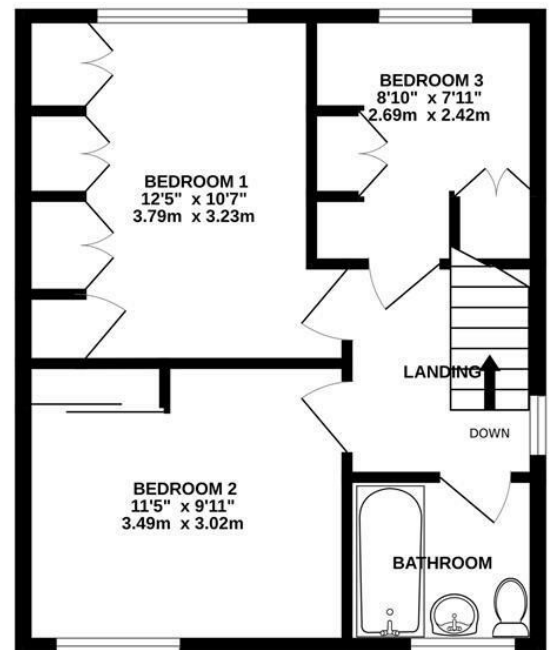
VIEWINGS

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

GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 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			
(92 plus) A			84
(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	

