



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 59 Grosvenor Road, Hull, HU7 3DS

### £165,000

Symonds and Greenham are delighted to present this beautifully presented three bedroom mid terraced home, situated in the ever popular Kingswood development. Immaculately styled throughout and ready to move straight into, this contemporary home is arranged over three floors and offers spacious open plan living, making it an ideal choice for first time buyers, young families and professionals alike.

The accommodation briefly comprises an entrance hall, a stylish open plan kitchen diner complete with a breakfast bar, seamlessly flowing into the adjoining living area with French doors opening onto the rear garden, alongside a convenient ground floor WC. To the first floor are two generously sized double bedrooms and a modern family bathroom, while the second floor is dedicated to a stunning primary bedroom, creating a peaceful and private retreat.

Externally, the property enjoys a lovely secluded rear garden, providing the perfect space for relaxing or entertaining in the warmer months. To the rear there is allocated off street parking, together with communal visitor parking shared between just three neighbouring properties.

Overall, this is a stylish, spacious and versatile home offering beautifully presented interiors, modern open plan living and an excellent layout over three floors. Combined with its sought after Kingswood location close to a wide range of amenities, schools and transport links, this is a fantastic opportunity for a variety of buyers.

**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

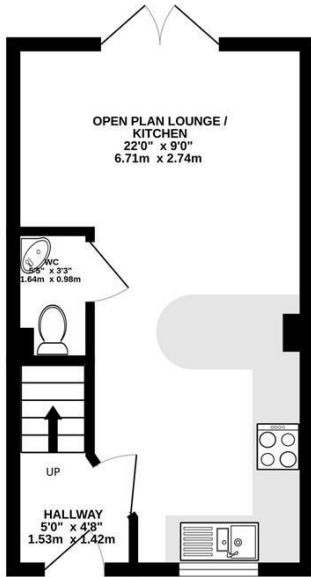
Symonds + Greenham have been informed that this property is Freehold.

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

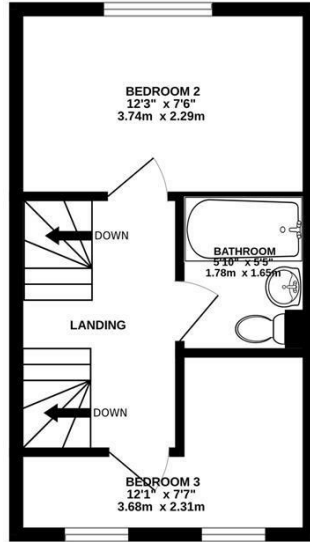
### VIEWINGS

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

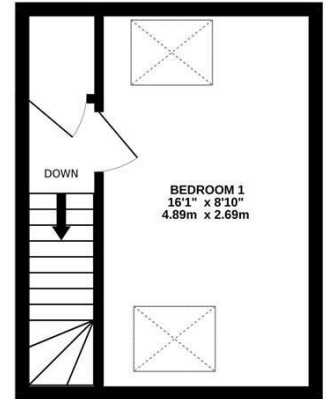
GROUND FLOOR  
266 sq.ft. (24.7 sq.m.) approx.



1ST FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



2ND FLOOR  
194 sq.ft. (18.0 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.6 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                                 |  |                         | 98        |
| (81-91) B                                   |  | 85                      |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

