



SYMONDS + GREENHAM

Estate and Letting Agents



35 College Gardens, Hull, HU3 6AF

£189,950

BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED FAMILY HOME IN A QUIET CUL-DE-SAC, FEATURING A SPACIOUS DINING KITCHEN WITH INTEGRATED APPLIANCES, A PRIVATE REAR GARDEN, AND OFF-STREET PARKING FOR TWO VEHICLES. SOUTH FACING GARDEN AS WELL AS A MIX OF AMENITIES AND NERBY SCHOOLS.

Nestled in the tranquil cul-de-sac of College Gardens, Hull, this charming semi-detached family home offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming environment. The house features a spacious dining kitchen, complete with integrated appliances, perfect for family meals and entertaining guests. A convenient downstairs cloakroom adds to the practicality of the layout.

Upon entering, you are greeted by a bright entrance hall that leads to a beautiful kitchen diner then onto a cozy lounge, providing a warm and inviting space to relax. The first floor features three bedrooms, each offering ample space and natural light, along with a well-appointed bathroom.

Outside, the property benefits from off-street parking for two vehicles, ensuring convenience for family and visitors alike. The south facing rear garden is a delightful retreat, featuring an enclosed lawn and a paved patio area, ideal for enjoying sunny days or hosting barbecues. A timber shed provides additional storage, while the surrounding timber fencing and access gate enhance privacy.

The neighbourhood is particularly appealing to families, fostering a friendly community atmosphere with a mix of young couples and established families. The HU3 area of Hull is well-connected, with local amenities, schools, and transport links all within easy reach. Living in College Gardens means enjoying a harmonious balance of convenience and a welcoming residential vibe, making it an excellent choice for your next 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.

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.

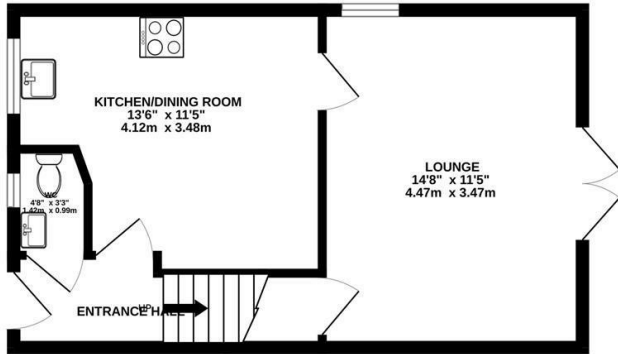
TENURE

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

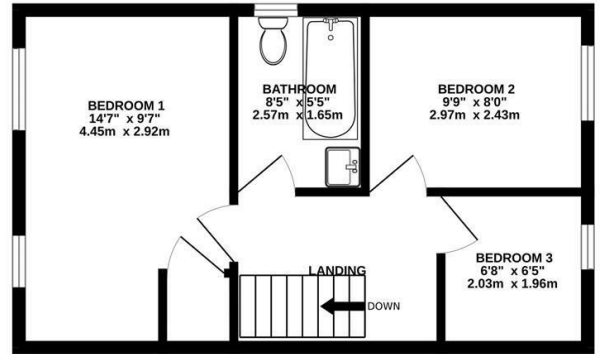
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 704sq.ft. (65.4 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	
(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

