



SYMONDS + GREENHAM

Estate and Letting Agents



47 Pearson Park, Kingston Upon Hull, HU5 2TG Offers over £170,000

A rare opportunity to acquire a stylish two bedroom penthouse apartment set within the heart of HU5, overlooking the ever-popular Pearson Park. Enjoying wonderful elevated views across the green, bandstand and pond, this top floor apartment is beautifully presented throughout and flooded with natural light, making it an exceptional offering that is seldom available in such impressive condition.

The accommodation is thoughtfully arranged and finished to a high standard, beginning with a welcoming entrance hall leading into an impressive open plan kitchen, dining and living space. This sociable area features a contemporary fitted kitchen with central island, ideal for entertaining, alongside the stunning apex window complete with electric curtains and access to a balcony where the outlook over Pearson Park can be fully appreciated. The apartment offers two generous double bedrooms, both benefitting from stylish en suites, one accessed directly from the bedroom and the other conveniently accessible from both the bedroom and the entrance hall. The apartment also offers a loft room for storage. (not to regulations).

Externally, the property is set within a well maintained and secure development with electric gated access and an allocated parking space. Combining prime location, outstanding views and immaculate presentation, this penthouse apartment offers a unique lifestyle opportunity in one of HU5's most desirable settings and is not to be missed.

BOOK YOUR VIEWING NOW!

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

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.

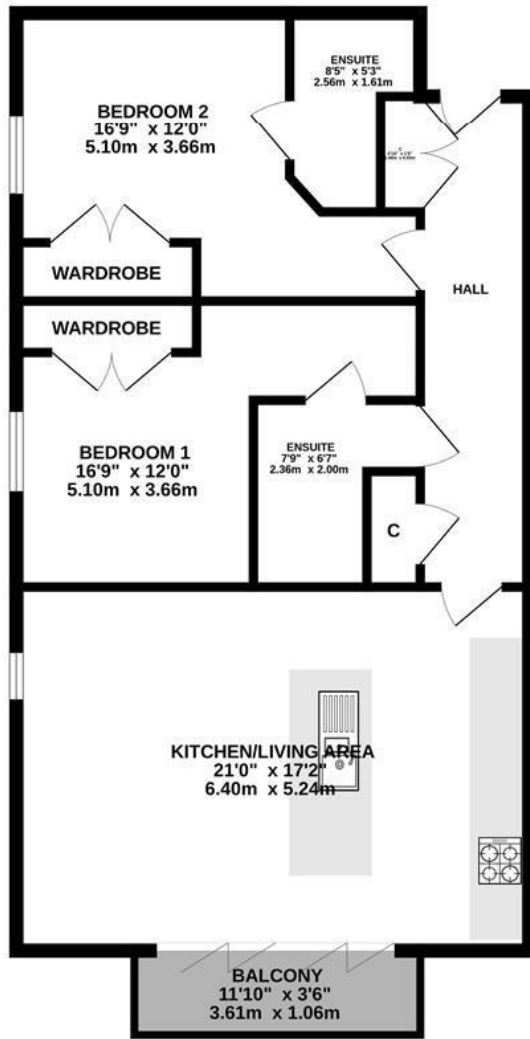
VIEWINGS

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

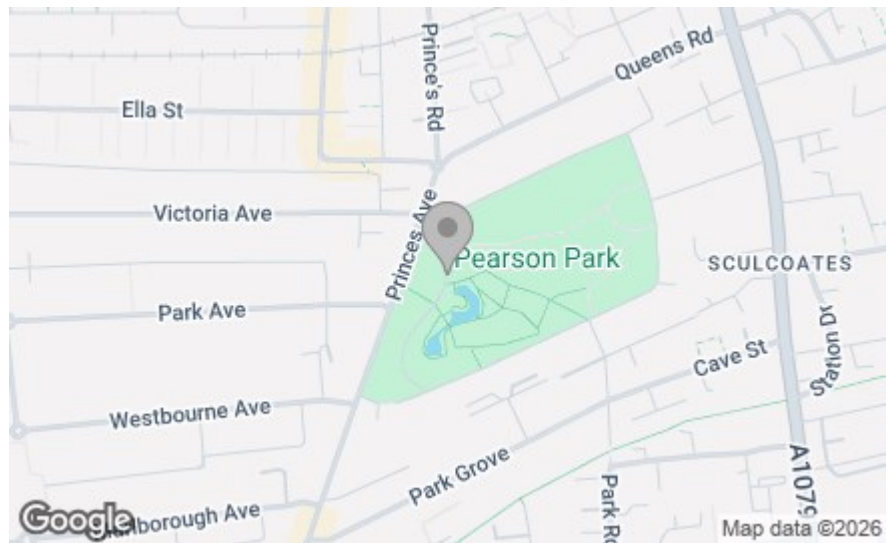
COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band B.

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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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	81	81

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		