



SYMONDS + GREENHAM

Estate and Letting Agents



5 Woodland End, Hull, HU4 6TP **Offers over £295,000**

BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED FAMILY HOME FEATURING SPACIOUS RECEPTION ROOMS, A STUNNING KITCHEN DINER, VERSATILE LOFT ROOM, LARGE REAR GARDEN, GARAGE, AND OFF-STREET PARKING IN A SOUGHT-AFTER LOCATION.

Nestled in the charming street of Woodland End, this traditional semi-detached family house offers a delightful blend of comfort and style. With three well-proportioned bedrooms, this home is perfect for families seeking space and convenience. The property features two inviting reception rooms, providing ample space for relaxation and entertaining. A beautifully appointed kitchen, complete with integrated appliances, opens into a spacious kitchen diner that overlooks the stunning rear garden, making it an ideal spot for family gatherings.

Upstairs, you will find a generously sized bathroom, alongside two double bedrooms featuring fitted wardrobes, ensuring plenty of storage. The single bedroom, currently utilised as a dressing room, adds versatility to the living space. Additionally, the property includes a loft room, which can serve various purposes, enhancing the overall appeal and functionality of the home. Outside, the property is complemented by a well-maintained front slate chipped garden and a large rear garden, which includes decking with seating and pond, a grassed lawn and a shed equipped with electrics, perfect for hobbies or additional storage. The side driveway and garage, also with electrics, providing off street parking, ensuring convenience for the whole family.

Ideally situated near the picturesque Anlaby Park, this home is close to local amenities, shops, and schools. The property benefits from excellent public transport links and easy access to major roadways, including the Clive Sullivan Way, A63, and M62 motorway links, making it a perfect choice for those commuting to the city or beyond. This charming residence is a wonderful opportunity for families looking for a forever 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

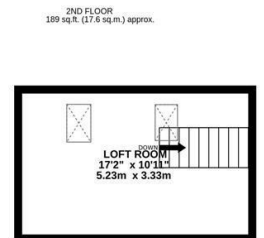
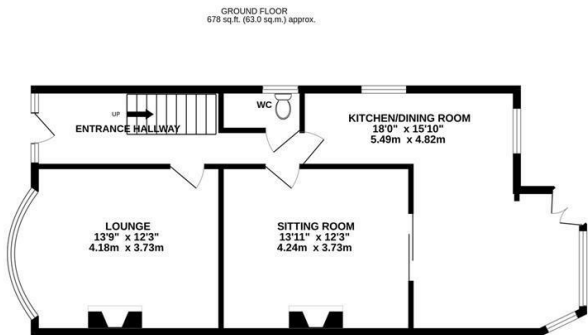
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

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.



TOTAL FLOOR AREA : 1344 sq.ft. (124.8 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			
(82 plus) A			
(81-81) 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	65	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-81) 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		

