



117 SCAMPTON GARTH HULL, HU7 4RD

£115,000
FREEHOLD

Welcome to this charming three-bedroom house located on Scampton Garth in the desirable area of Bransholme, Hull.



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117 SCAMPTON GARTH



DESCRIPTION

Tucked away in a quiet cul-de-sac, this charming three-bedroom mid-terrace home offers a peaceful setting with the added benefit of off-street parking via a residents' car park to the front.

Upon entering the property, you're welcomed by a spacious and practical utility room, complete with plumbing for a washing machine, space for additional appliances, and ample storage. The entrance hallway provides access to the first floor and features an extra-large storage cupboard, perfect for keeping things neatly tucked away.

To the rear of the home, you'll find a bright and airy kitchen breakfast room, offering plenty of natural light and space for dining. This flows seamlessly through an open archway into the rear-facing living room, where French doors open out onto the garden, creating a great indoor-outdoor connection.

Upstairs, the first floor hosts two generous double bedrooms and a well-proportioned single bedroom, all served by a family bathroom.

Outside, the rear garden is designed for low maintenance, featuring AstroTurf and a flagged patio area—ideal for relaxing or entertaining. The space is fully enclosed with timber fencing, providing both privacy and security.

This property is perfectly suited to first-time buyers, young families, or investors looking to expand their portfolio. Located in a popular yet peaceful area, homes here are always in demand.

Kitchen 18' 5" max x 9' 5" max (5.61m max x 2.87m max)

Utility Room 9' 3" max x 6' 8" max (2.82m max x 2.03m max)

Toilet 5' 5" max x 2' 6" max (1.65m max x 0.76m max)

Bedroom 1 8' 7" max x 6' 6" max (2.62m max x 1.98m max)

Bedroom 2 12' 8" max x 8' 8" max (3.86m max x 2.64m max)

Bedroom 3 13' 5" max x 9' 5" max (4.09m max x 2.87m max)

Bathroom 6' 4" max x 5' 7" max (1.93m max x 1.70m max)

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ADDITIONAL INFORMATION

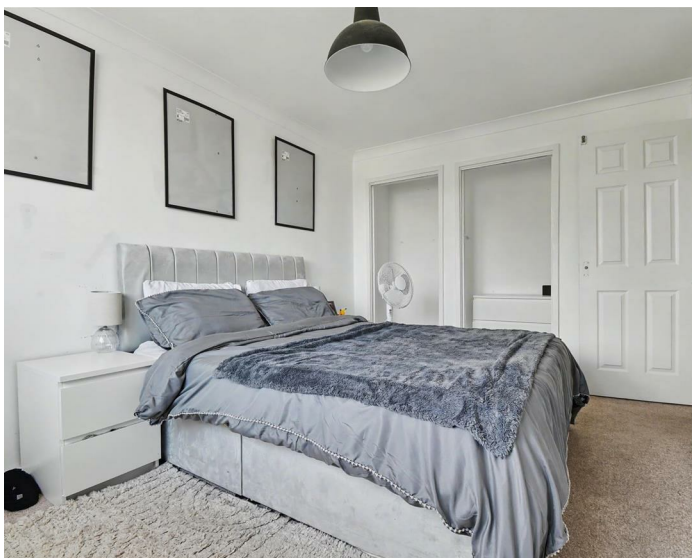
Local Authority –

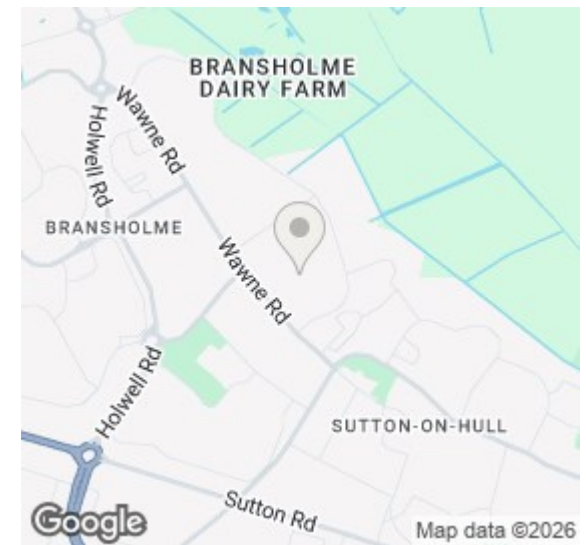
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 947.23 sq ft

Tenure – Freehold





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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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