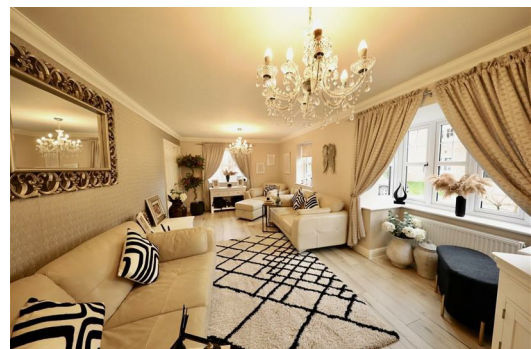




SYMONDS + GREENHAM

Estate and Letting Agents



58 Crane Road, Hull, HU7 3FW

£365,000

Symonds and Greenham are delighted to offer this beautifully presented four bedroom detached executive home sat on a large plot on Crane Road, set within the highly sought after Kingswood development. Finished to an excellent standard throughout and ready to move straight into, the property provides stylish and modern living that will particularly appeal to families looking for generous space in a convenient and well connected location close to shops, schools and local amenities.

The accommodation begins with a welcoming entrance hall which leads through to a spacious living room with a bay window, allowing plenty of natural light to fill the room. To the rear of the property is an impressive open plan kitchen, dining and living area that forms the true hub of the home. Skylights and French doors enhance the space, creating a bright and airy atmosphere while providing direct access to the south facing rear garden. A useful utility room and a convenient ground floor WC complete the ground floor layout.

Upstairs, the property offers four well proportioned bedrooms, including a generous primary bedroom with its own en suite shower room, along with a stylish family bathroom serving the remaining bedrooms.

Outside, the home benefits from a pleasant south facing rear garden that provides a private and low maintenance space, ideal for relaxing or entertaining. The property also includes a garage and off street parking for four vehicles, completing the practical and desirable exterior.

This superb executive home sat on a large plot offers the perfect combination of quality, space and location, making it an excellent choice for families seeking a modern home in the ever popular Kingswood area.

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 "A" (change as needed).

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

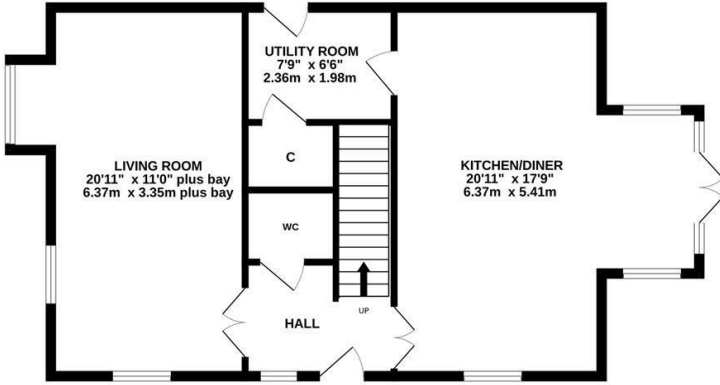
Symonds + Greenham have been informed that this property is Freehold/Leasehold.

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

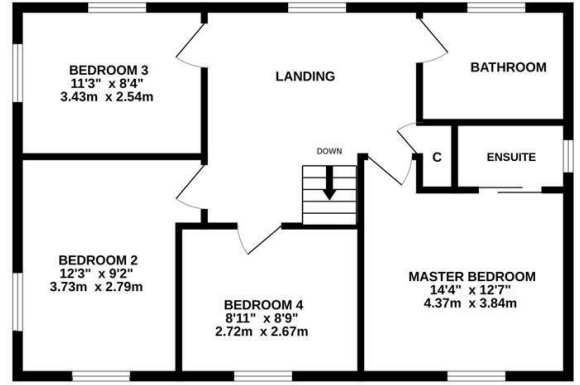
VIEWINGS

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

GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 1369 sq.ft. (127.2 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
83	92

Energy Efficiency Rating scale (A to G):

- A: (92 plus) - Very energy efficient - lower running costs
- B: (81-91)
- C: (69-80)
- D: (55-68)
- E: (39-54)
- F: (21-38)
- G: (1-20) - Not energy efficient - higher running costs

England & Wales | EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Environmental Impact (CO₂) Rating scale (A to G):

- A: (92 plus) - Very environmentally friendly - lower CO₂ emissions
- B: (81-91)
- C: (69-80)
- D: (55-68)
- E: (39-54)
- F: (21-38)
- G: (1-20) - Not environmentally friendly - higher CO₂ emissions

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