



SYMONDS + GREENHAM

Estate and Letting Agents



52 Stornaway Square, Hull, HU8 9LJ Offers over £145,000

BEAUTIFULLY PRESENTED AND READY TO MOVE INTO, THIS STYLISH TWO-BEDROOM HOME OFFERS SPACIOUS LIVING, A PRIVATE REAR GARDEN WITH FIELD VIEWS, OFF-STREET PARKING, AND A PEACEFUL LOCATION PERFECT FOR FIRST-TIME BUYERS OR DOWNSIZERS.

Welcome to Stornaway Square, a charming two-bedroom terraced house located in the desirable area of Kingston Upon Hull. This delightful property is an ideal choice for first-time buyers or those looking to downsize, offering a perfect blend of comfort and convenience.

As you enter, you are greeted by a spacious lounge that flows seamlessly into a well-appointed kitchen diner. The kitchen features integrated appliances and a breakfast table, making it a wonderful space for both cooking and entertaining. From the kitchen, you can access a tranquil rear garden that is not overlooked, providing a peaceful retreat with lovely views of the surrounding fields. The property features two generously sized double bedrooms, ensuring ample space for relaxation and rest. The modern bathroom is tastefully designed, catering to all your needs.

One of the standout features of this home is the drive, providing off-road parking for your convenience. The neighbourhood is quiet and residential, making it a perfect environment for families and professionals alike. Nearby, you will find Sutton Park Golf Course, East Park, and various local green spaces, ideal for outdoor activities such as walking and cycling. This area is well-regarded for its good schools and amenities, making it a popular choice for young families and first-time buyers. The lifestyle here is relaxed, with a strong sense of community and easy access to everything you need for daily living. In summary, this beautiful terraced house offers a wonderful opportunity to enjoy a comfortable and peaceful lifestyle in a sought-after location. Don't miss your chance to make this lovely property your new 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 "A"

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.

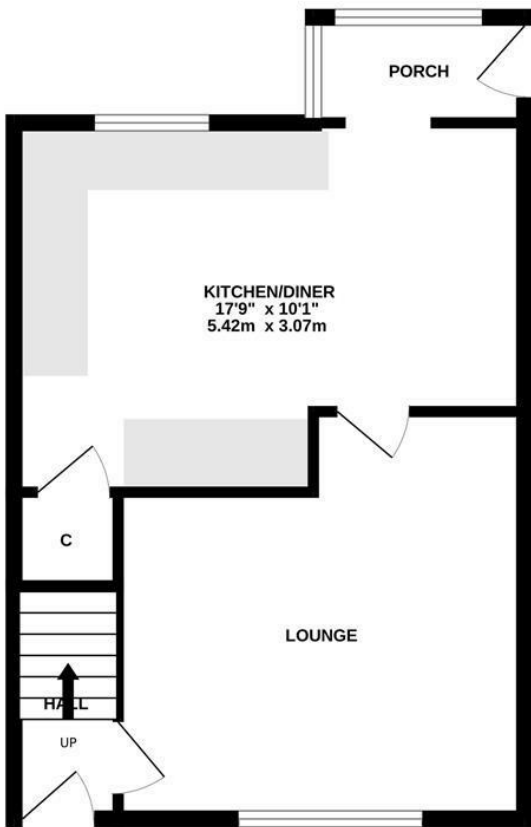
TENURE

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

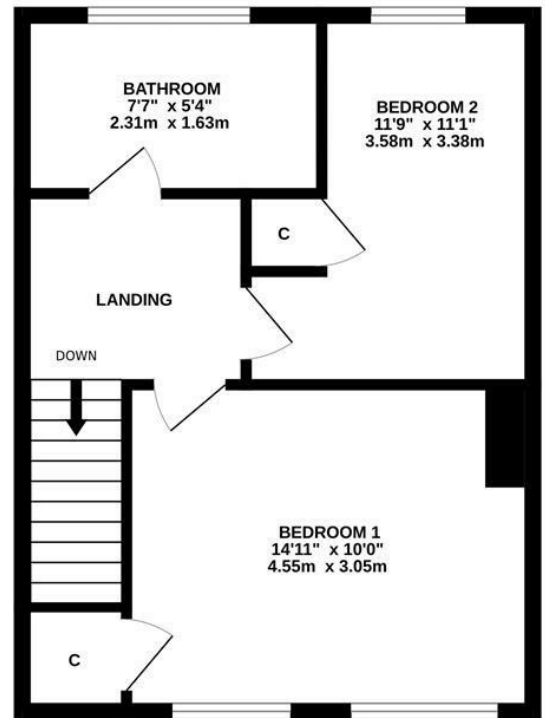
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 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

