



SYMONDS + GREENHAM

Estate and Letting Agents



24 Whisperwood Way, Hull, HU7 4JT

Offers in the region of £275,000

Symonds and Greenham are delighted to present this sensational, extended, five bedroom detached family home, occupying a peaceful position on the sought after Whisperwood Way. Beautifully presented throughout and spanning three spacious floors, this fantastic property is perfectly suited to modern family living, benefiting from a stunning south facing rear garden, generous living accommodation and an excellent location close to well regarded schools and a wide range of local amenities.

The ground floor comprises a welcoming entrance hall, a versatile study which could also be used as a snug or playroom, a superbly proportioned living room with doors opening onto the rear garden, a spacious open plan kitchen dining area, an adjoining utility room and a convenient downstairs WC.

To the first floor are three excellent sized bedrooms, including a superb principal bedroom with a stylish en suite shower room, together with a modern family bathroom. The second floor offers two further generous double bedrooms, providing flexible accommodation for larger families or those working from home.

Externally, the property enjoys a beautiful south facing rear garden, thoughtfully designed with a lawn, decking and patio areas, creating the perfect setting for entertaining and alfresco dining during the warmer months. To the rear is a garage and off street parking, completing this outstanding family home in one of the area's most desirable residential locations.

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 E.

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.

TENURE

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

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

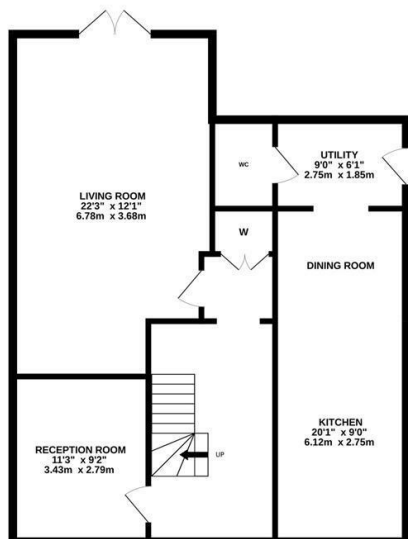
FLOOR PLAN DISCLAIMER

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.

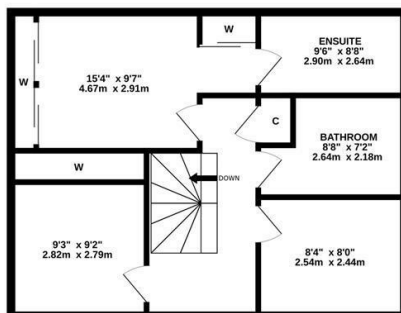
VIEWINGS

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

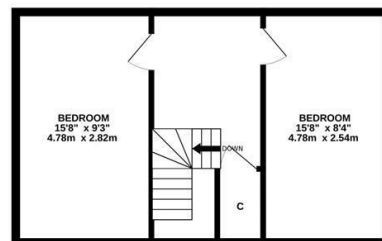
GROUND FLOOR
867 sq.ft. (80.6 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



2ND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1838 sq.ft. (170.8 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	
(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	
73	79
England & Wales	EU Directive 2002/91/EC

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	
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