



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **59 Newland Park, Hull, HU5 2DR** **Offers over £500,000**

Positioned on the highly sought-after Newland Park in Hull, this substantial semi detached residence offers an exceptional blend of space, style, and architectural character—perfectly suited to modern family living.

Boasting four well-proportioned bedrooms, the home provides generous and versatile accommodation throughout. Three elegant reception rooms create the perfect balance between relaxed family living and more formal entertaining, offering flexibility to suit a variety of lifestyles.

At the heart of the property lies a stunning open-plan dining kitchen—beautifully designed to combine practicality with contemporary style. This impressive space is ideal for both everyday living and hosting, with a seamless flow that makes it the true social hub of the home.

The property further benefits from a modern and well-appointed bathroom and an ensuite shower room to the main bedroom ensuring comfort and convenience for busy households.

Externally, the home continues to impress with a large, private rear garden—perfect for outdoor entertaining, family time, or simply unwinding in a peaceful setting. Ample off-street parking adds further practicality, a rare and valuable feature in this desirable location.

Offering space, elegance, and a prime address, this is a superb opportunity to acquire a standout family home in one of Hull's most popular residential areas.

### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

### **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.

### **COUNCIL TAX BAND**

Symonds + Greenham have been informed that this property is in Council Tax Band F

### **VIEWINGS**

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

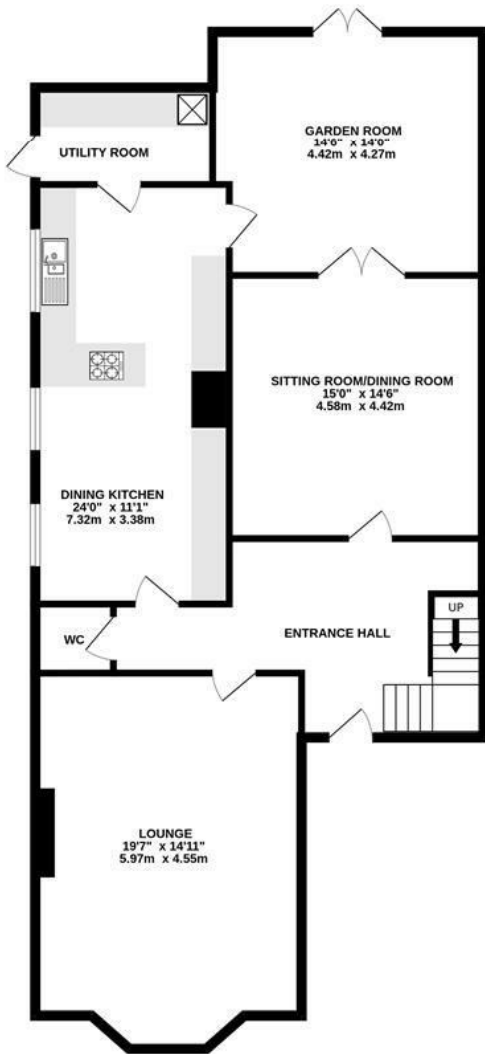
### **FLOOR PLAN DISCLAIMER**

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.

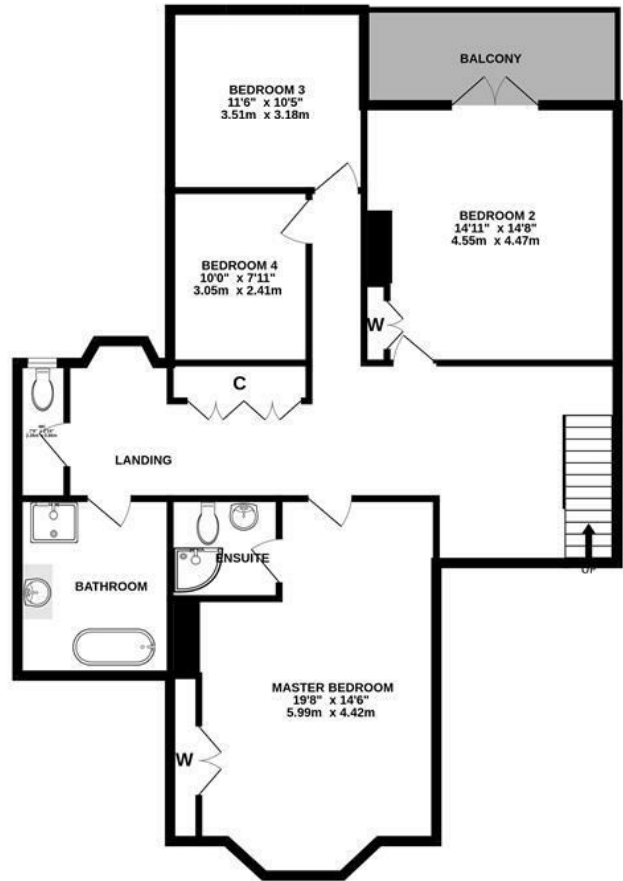
### **DISCLAIMER**

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.

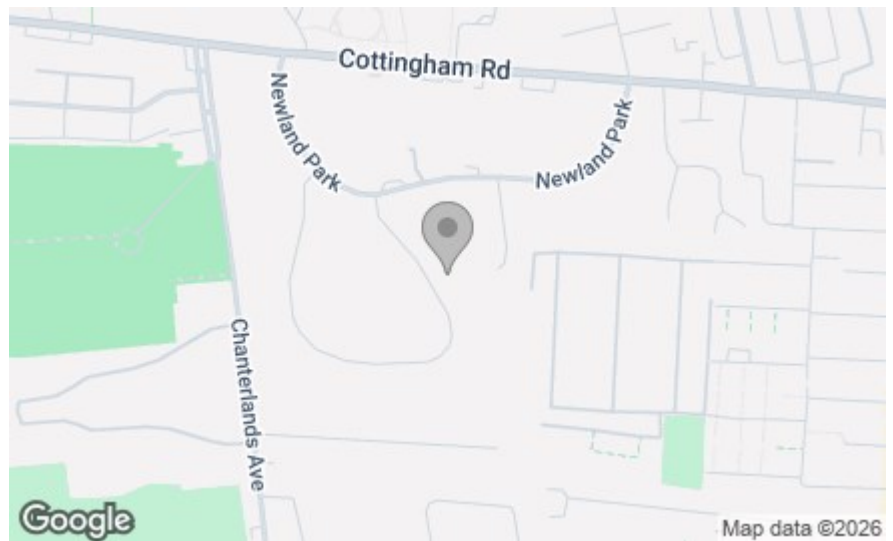
GROUND FLOOR



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 |                         |
| (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 |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|
| Current   | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |
| England & Wales   | EU Directive 2002/91/EC |