



SYMONDS + GREENHAM

Estate and Letting Agents



61 Wansford Grove, Hull, HU9 5DQ

£175,000

STYLISH, SPACIOUS, AND READY TO MOVE INTO, THIS BEAUTIFULLY PRESENTED THREE-BEDROOM END-TERRACE HOME OFFERS MODERN FAMILY LIVING, A GENEROUS REAR GARDEN WITH SUMMER HOUSE, AND A FANTASTIC LOCATION CLOSE TO SCHOOLS, AMENITIES, AND TRANSPORT LINKS.

Nestled in on Wansford Grove, this stylish end-terrace house presents an excellent opportunity for families and professionals alike. The property features three well-proportioned bedrooms, including two doubles and a single, making it ideal for those seeking space and comfort. The master bedroom features an ensuite bathroom, while a family bathroom serves the other rooms, ensuring convenience for all.

Upon entering, you are greeted by the modern kitchen diner, which provides an inviting area for family meals and entertaining guests. Additionally, a convenient downstairs w/c enhances the practicality of the layout. Moving along to a spacious lounge that is bathed in natural light, thanks to the French doors that open directly onto a generous rear garden. This outdoor space is perfect for gatherings and relaxation, complemented by a delightful summer house that adds a touch of charm and versatility.

Parking is a breeze with space for two vehicles, a valuable asset in this desirable location. Situated on Hull's east side, the property is within easy reach of local schools and amenities, making it a prime choice for families. The vibrant Hull city centre, with its array of shops, restaurants, and cultural attractions, is easily accessible via local bus routes. For those who commute, Hull Paragon Interchange offers efficient rail services to Leeds in approximately one hour and Sheffield in around one hour and thirty minutes.

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 "B"

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.

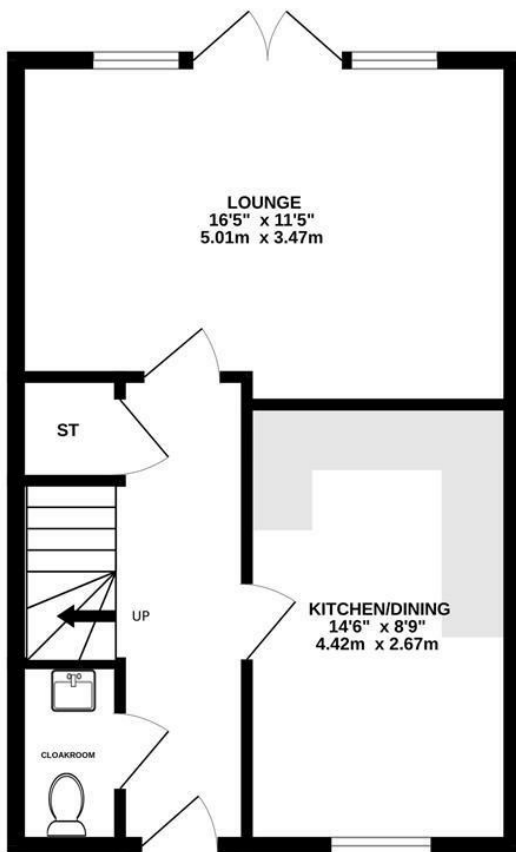
TENURE

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

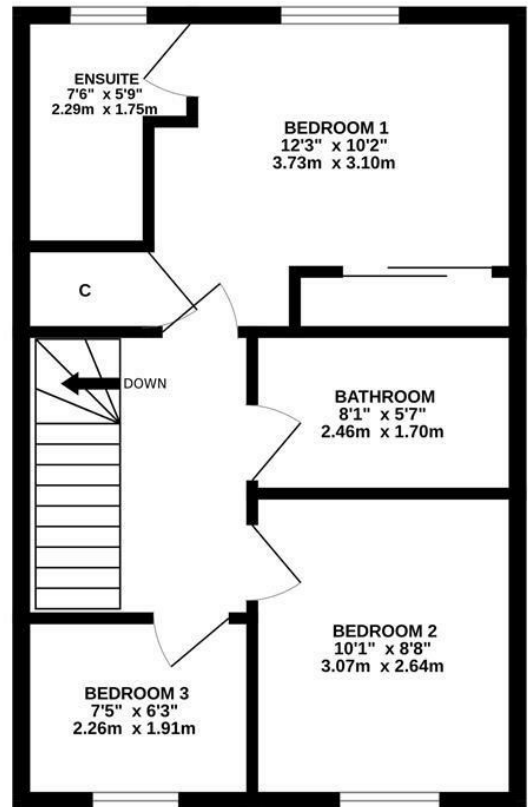
VIEWINGS

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			
(92 plus) A			95
(81-91) B		84	
(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	

