



SYMONDS + GREENHAM

Estate and Letting Agents



25 Grosvenor Road, Hull, HU7 3DS

£390,000

SENSATIONAL FOUR BED DETACHED - IMMACULATEDLY CURATED AND PRESENTED - SHOW HOME CONDITION - CONVERTED BAR - STUNNING DRESSING ROOM - OPEN PLAN KITCHEN DINER - HIDDEN UTILITY ROOM - GLORIOUS REAR GARDEN - CLOSE TO LOCAL AMENITIES

This sensational four bedroom detached property on Grosvenor Road offers the perfect family home, beautifully presented throughout and finished to an exceptional standard. Located in the ever popular Kingswood area, the property is ideally positioned close to excellent schools, local amenities and transport links.

At the heart of the home is a stunning kitchen diner, designed for modern family living and entertaining, complete with a coveted hidden utility room. The ground floor also features a stylish entrance hallway, a spacious living room and a convenient WC.

Upstairs, the property boasts four super stylish double bedrooms, one of which is currently arranged as a high end dressing room. The primary bedroom benefits from a sleek en suite, complemented by a contemporary family bathroom.

Externally, the home continues to impress with a glorious rear garden, ideal for relaxing and entertaining. There is a double garage, partly converted into a super stylish bar, offering a fantastic additional social space, while the front driveway provides off street parking.

A truly impressive home that combines style, space, and location — early viewing is highly recommended.

BOOK YOUR VIEWING NOW!

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

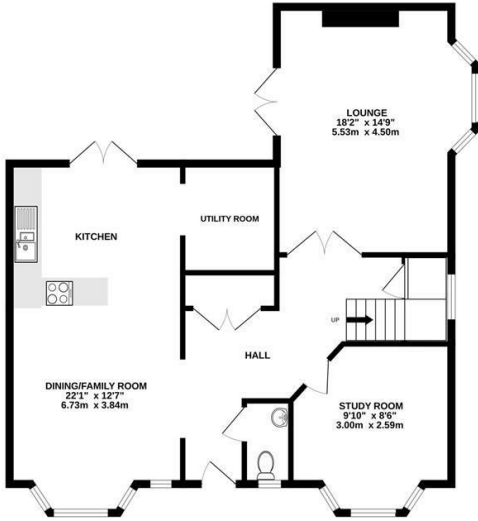
Symonds + Greenham have been informed that this property is Freehold.

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

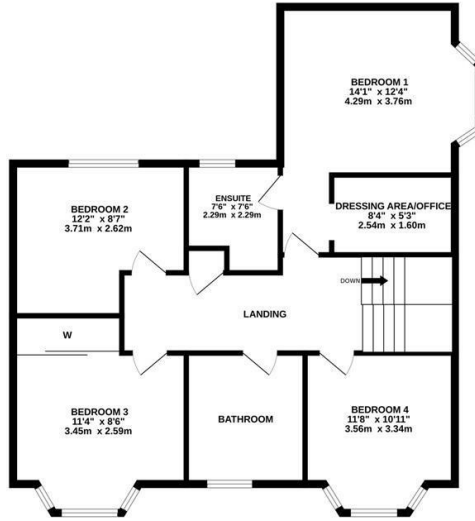
VIEWINGS

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

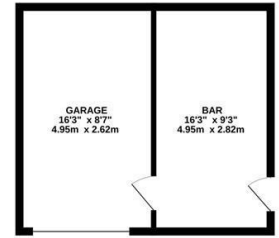
GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
779 sq.ft. (72.4 sq.m.) approx.



OUTBUILDINGS



TOTAL FLOOR AREA : 1860 sq.ft. (172.8 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	
(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	
83	90
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	
(81-81) 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

