



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **25 Brentford Drive, Hull, HU8 0AQ**

### **£170,000**

Symonds and Greenham are delighted to bring to the market this beautifully styled two bedroom semi detached home, situated on Brentford Drive just off Salthouse Road in a quiet and well regarded residential area of HU8. Ideally suited to first time buyers and small families, the property is immaculately presented throughout and offers stylish, move in ready accommodation in a convenient location close to local amenities and well regarded schools.

The accommodation is arranged over two floors and briefly comprises a welcoming entrance hall, a spacious and bright living room, a superb kitchen diner offering plenty of space for both cooking and dining and a stylish ground floor WC.

To the first floor are two generous double bedrooms, both beautifully presented and offering excellent space for furniture and storage, along with a modern and stylish family bathroom finished to a high standard.

Externally, the property enjoys a gorgeous rear garden which acts as a real sun trap and provides a fantastic outdoor space for relaxing or entertaining during the warmer months. To the front there is allocated off street parking.

Combining style, presentation and a fantastic residential location, this lovely home represents an excellent opportunity for a wide range of buyers. Early viewing is highly recommended.

### **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.

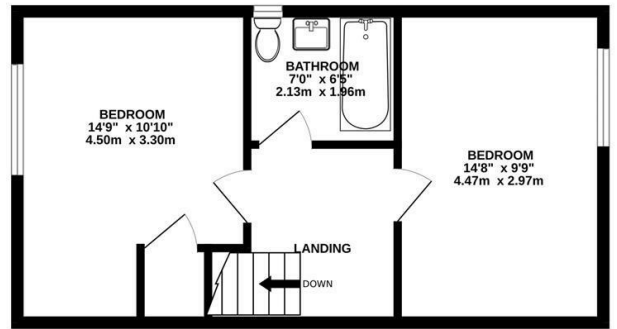
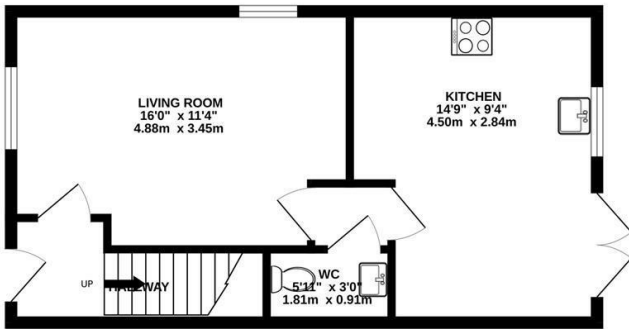
If you require more information on the tenure of this property please contact the office on 01482 444200.

### **VIEWINGS**

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

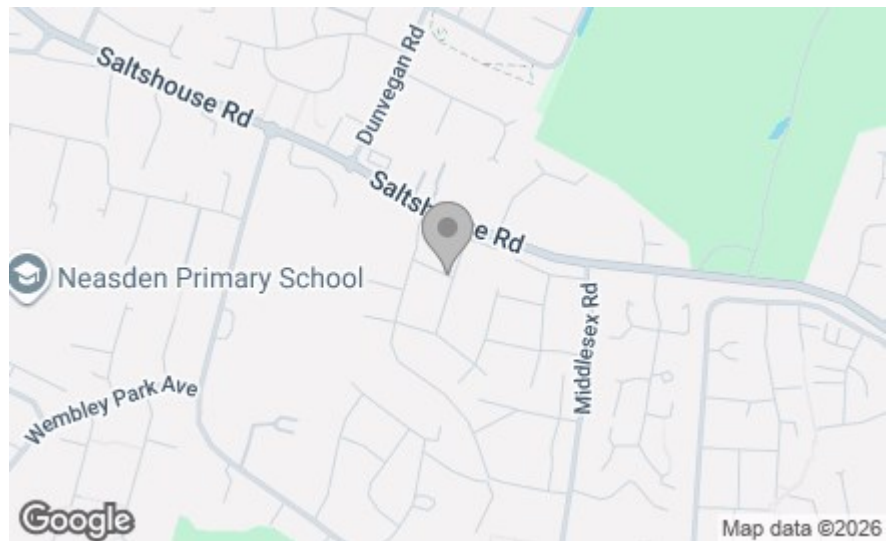
GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 801sq.ft. (74.4 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
84	96

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential