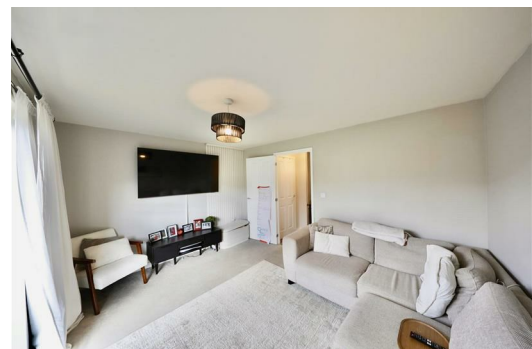




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **11 Unity Road, Hull, HU7 3LL**

### **£165,000**

Situated on Unity Road in the ever popular Kingswood HU7 area, this beautifully presented two bedroom semi detached home offers an excellent opportunity for first time buyers seeking a stylish yet practical home in a quiet but highly convenient location.

The property is well maintained throughout and briefly comprises a welcoming entrance hall, a modern kitchen diner, convenient ground floor WC and a bright and spacious living room with double doors opening out onto the rear garden, perfect for entertaining or relaxing with family.

To the first floor, the home continues to impress with two generously sized double bedrooms and a well appointed family bathroom.

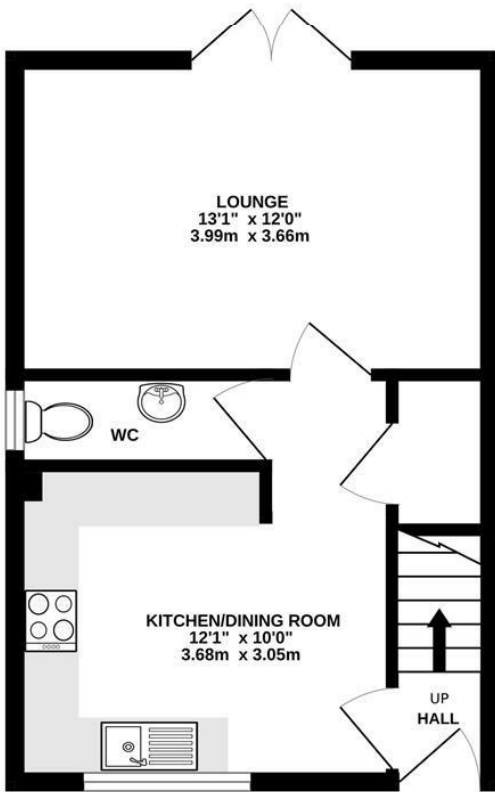
Externally, the property enjoys a lovely, spacious rear garden ideal for outdoor living, along with a neat front garden and a side driveway providing valuable off street parking.

Ideally positioned close to a range of local amenities, schools and excellent transport links, this delightful home perfectly combines comfort, convenience and modern living.

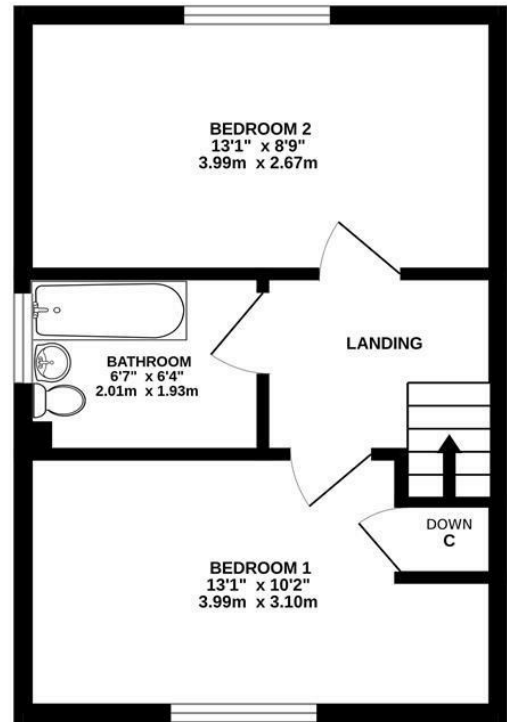
**BOOK YOUR VIEWING NOW!**



GROUND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 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
Very energy efficient - lower running costs	
(82 plus) <b>A</b>	<b>96</b>
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>83</b>	
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	
(82 plus) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

