



SYMONDS + GREENHAM

Estate and Letting Agents



15 Etherington Drive, Hull, HU6 7JU

Offers over £190,000

Symonds & Greenham are delighted to present this three bedroom end-terraced home on Etherington Drive, an absolute gem, located within the ever popular HU6 area of Hull. Occupying a fantastic plot and beautifully presented throughout, this superb property offers stylish and spacious accommodation ideal for families, first time buyers and anyone seeking a home ready to move straight into.

Situated in a quiet residential location just a stone's throw from highly regarded schools, local amenities and excellent transport links, the property perfectly combines convenience with comfortable family living.

The accommodation briefly comprises an inviting entrance hall, a spacious open plan living and dining area with French doors opening onto the rear garden, and a lovely modern fitted kitchen to the ground floor. To the first floor are three fantastic double bedrooms along with a stylish and well appointed family bathroom.

Externally, the property truly comes into its own with a fabulous wrap around rear garden featuring paved and lawned areas, creating the perfect space for relaxing or entertaining. A fantastic decking area with bar provides a real focal point for social gatherings, while gated access leads to the garage. To the front, a gravelled driveway provides off-street parking and further enhances the property's kerb appeal.

A beautifully maintained home in a sought-after location, offering fantastic outdoor space, stylish interiors and versatile family living throughout.

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

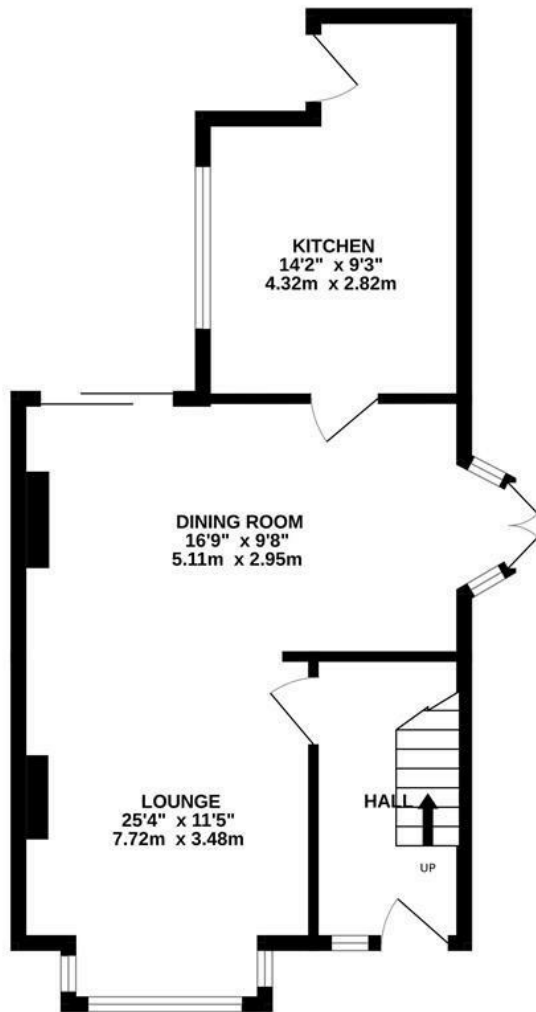
Symonds + Greenham have been informed that this property is Freehold.

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

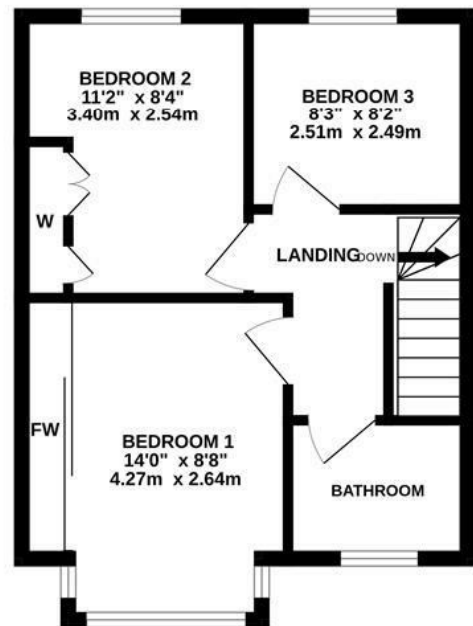
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



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	84 63
England & Wales EU Directive 2002/91/EC	

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

