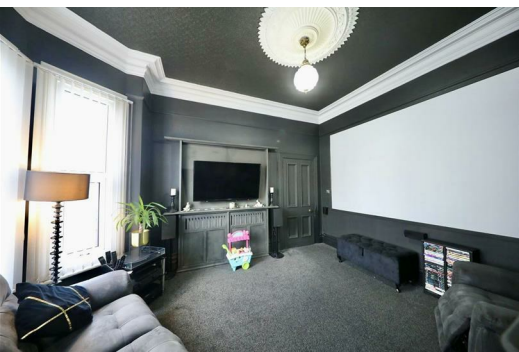




SYMONDS + GREENHAM

Estate and Letting Agents



634 Holderness Road, Kingston Upon Hull, HU9 3EZ

£210,000

BEAUTIFUL THREE BED TERRACED PERIOD HOME - WELL PRESENTED THROUGHOUT - CENTRAL HU9 LOCATION - LOVELY REAR GARDEN - THREE RECEPTION ROOMS - PRESENTED OVER THREE FLOORS - CLOSE TO SHOPS, CAFES AND BARS - EXCELLENT BUS LINKS -

Symonds and Greenham are delighted to present this fantastic three bed terraced period property on Holderness Road. Set in a central HU9 location with excellent access to well regarded schools, a wide range of amenities on your doorstep and regular bus links to both the city centre and the coast. The property is well presented throughout and offers a lovely balance of character, space and practicality, making it an ideal family home.

The ground floor comprises an inviting entrance hall with original features, a bright living room with a bay window, a separate dining room ideal for family meals or entertaining, a cosy breakfast room/snug offering an additional seating or workspace, and a well proportioned kitchen with ample units and worktop space.

To the first floor are three generous double bedrooms, each offering plenty of room for furniture, along with a spacious family bathroom and a separate utility room providing handy extra storage and laundry space. The converted loft room on the top floor offers valuable additional space that can be used flexibly, whether for storage, a hobby room or home office.

Outside, the property benefits from a lovely enclosed rear garden with lawn and seating areas, perfect for relaxing or hosting, as well as a neat front garden with a beautifully tiled path that really enhances the kerb appeal.

BOOK YOUR VIEWING NOW!

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

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.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band C.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

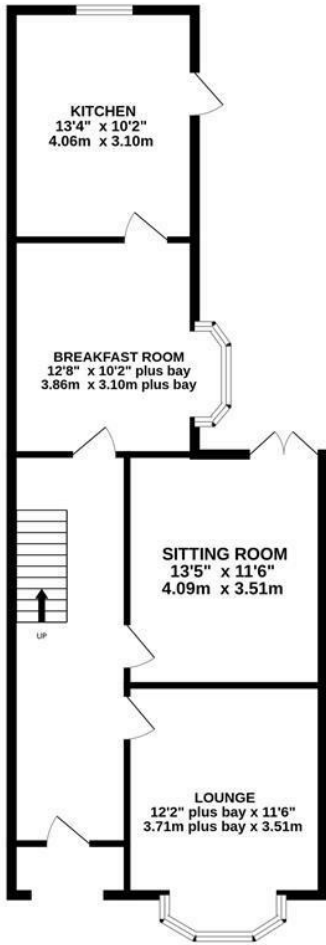
Symonds + Greenham have been informed that this property is Freehold.

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.

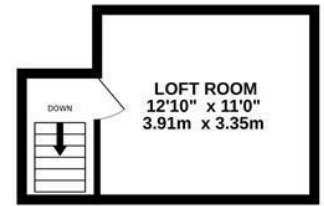
GROUND FLOOR



1ST FLOOR



2ND 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			
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	

