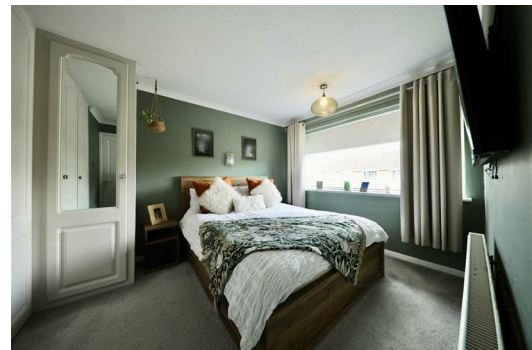




SYMONDS + GREENHAM

Estate and Letting Agents



36 Kendal Way, Hull, HU4 7TA Offers in the region of £220,000

SPACIOUS THREE-BEDROOM SEMI-DETACHED FAMILY HOME WITH A VERSATILE LOFT ROOM, BEAUTIFULLY MAINTAINED GARDEN, AND OFF-STREET PARKING, PERFECTLY POSITIONED CLOSE TO SCHOOLS, SHOPPING, AND EXCELLENT TRANSPORT LINKS.

Welcome to this charming three-bedroom semi-detached house located on Kendal Way in Hull. This delightful property is perfect for families seeking a comfortable and convenient home. As you enter, you are greeted by a welcoming entrance hall which features a downstairs w.c leading to a well-appointed lounge, complete with a dining area. The spacious lounge features French doors that open up to a beautifully maintained garden, creating a lovely space for relaxation and entertaining.

The U-shaped kitchen is designed for practicality and ease, making meal preparation a pleasure. The three generously sized bedrooms provide ample space for family members or guests, while the modern bathroom adds a touch of contemporary style. Additionally, the loft room has been tastefully converted into a versatile space, perfect for a home office, playroom, or extra storage.

This property features off street parking, ensuring convenience for you and your guests. Its prime location is a significant advantage, as it is situated close to a variety of schools, making it an ideal choice for families. The nearby Anlaby Retail Park offers a wealth of shopping and dining options, enhancing the appeal of this vibrant community. With excellent transport links via the A63 and M62, commuting to nearby cities is straightforward, allowing you to enjoy the best of both worlds: a peaceful residential setting with easy access to urban amenities. This home truly offers a wonderful opportunity for family living in a sought-after area. Don't miss the chance to make it your own!

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 "C"

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.

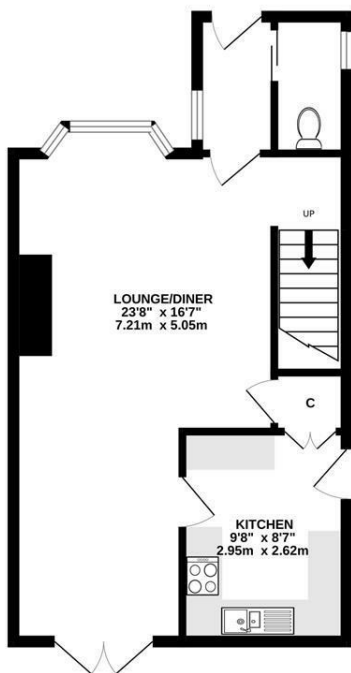
TENURE

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

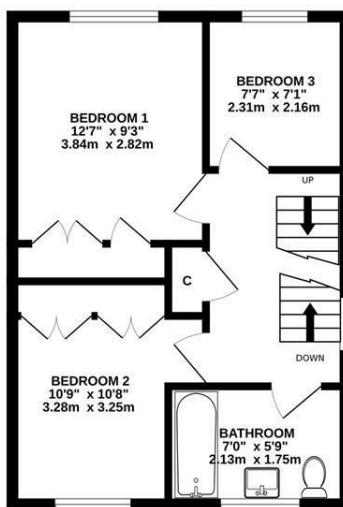
VIEWINGS

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

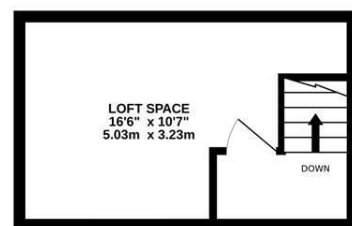
GROUND FLOOR



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			
(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			
England & Wales	EU Directive 2002/91/EC	68	80

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		

