



SYMONDS + GREENHAM

Estate and Letting Agents



38 Bowland Way, Hull, East Yorkshire HU7 3FY

Offers over £195,000

Symonds and Greenham are delighted to present this exceptional three bedroom home, situated on Bowland Way within the popular Kingswood development. The property has undergone an impressive refurbishment, with every aspect finished to the highest of standards. Exceptional style and attention to detail are evident throughout, creating a beautifully presented home that is ready for its new owners to simply move into and enjoy.

The ground floor comprises a stylish living room, beautifully finished kitchen diner providing an excellent space for everyday living and entertaining, and a convenient downstairs WC. To the first floor are two generous double bedrooms, a third bedroom and a stunning family bathroom, all beautifully presented with exceptional attention to detail.

One of the real highlights is the fantastic rear garden, which has been thoughtfully designed to create a superb outdoor entertaining space. Alongside a generous lawn and attractive planting is an impressive outdoor kitchen and covered seating area, creating the perfect setting for relaxing and entertaining.

To the front, a private driveway provides convenient off street parking.

Ideally located for well regarded schools and the excellent range of shops, restaurants, leisure facilities and amenities Kingswood has to offer, this is a superb home that is likely to appeal to a wide range of buyers.

BOOK YOUR VIEWING NOW!

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

VIEWINGS

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

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 B.

FLOOR PLAN DISCLAIMER

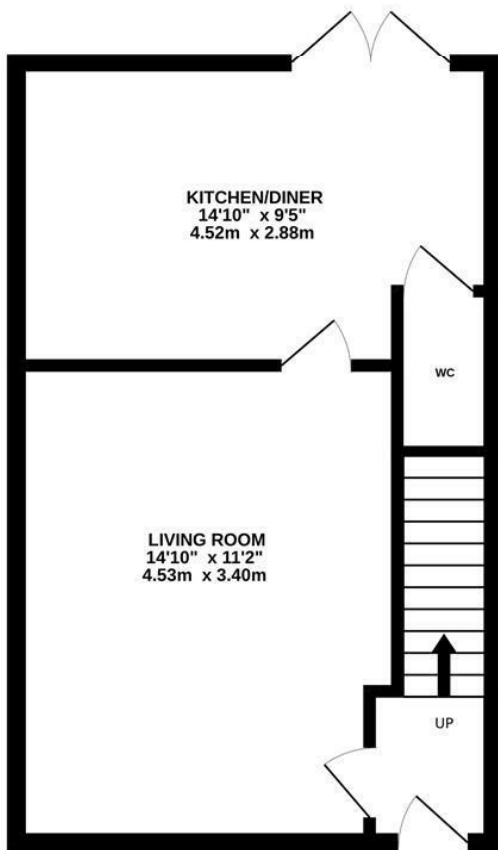
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

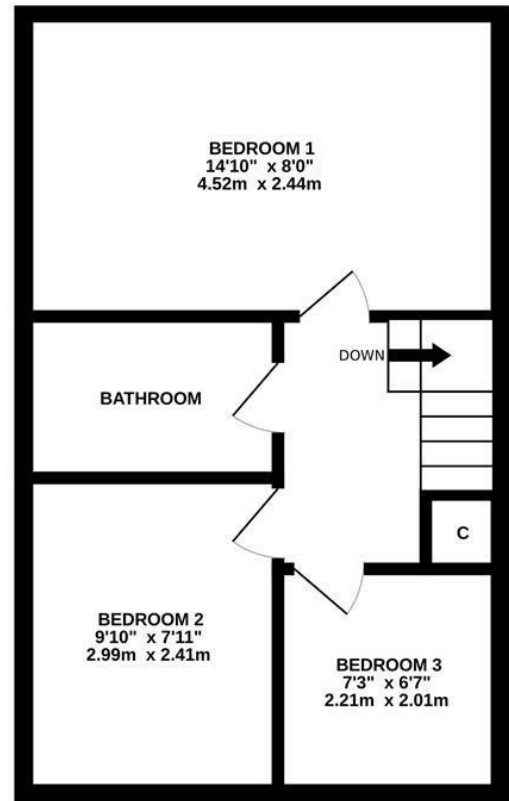
Symonds + Greenham have been informed that this property is Freehold.

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

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			94
(81-91) B			
(69-80) C		81	
(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	
(92 plus) A	97
(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	
84	
England & Wales	
EU Directive 2002/91/EC	

