



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **163 Compass Road, Hull, HU6 7AU**

### **£190,000**

SPACIOUS AND EXTENDED THREE-BEDROOM FAMILY HOME WITH VERSATILE LOFT SPACE, BEAUTIFULLY LANDSCAPED GARDEN, GARAGE AND OFF-STREET PARKING, PERFECTLY POSITIONED IN A SOUGHT-AFTER LOCATION CLOSE TO AMENITIES AND GREEN SPACES.

Nestled on the desirable Compass Road in Hull, this charming semi-detached home presents an excellent opportunity for families and individuals alike. The property features three well-proportioned bedrooms, complemented by a versatile loft space that can serve various purposes.

Upon entering, you are welcomed into a spacious lounge and dining area that exudes warmth and comfort, perfect for both relaxation and entertaining. This inviting space flows seamlessly into a beautifully landscaped rear garden, providing an ideal setting for outdoor gatherings or quiet moments in nature. The home has been thoughtfully extended to include a large kitchen, complete with a convenient downstairs w/c, enhancing its functionality for modern living.

Parking is a significant advantage here, with off-street space available, in addition to a garage, ensuring you will never struggle to find a parking spot. The family bathroom is well-appointed, featuring both a bath and a shower, catering to all your daily needs. Situated in a vibrant residential neighbourhood, this property is conveniently located near local shops, schools, and essential amenities. For those who enjoy the outdoors, nearby green spaces such as Pearson Park and Oak Road Playing Fields offer play areas, open fields, and scenic walking routes, making it an ideal location for families. Furthermore, Hull city centre, with its extensive shopping options, diverse restaurants, and cultural attractions, can typically be reached by car or bus in around 15 to 20 minutes. Additional modern conveniences include a Pod Point for electric vehicle charging and a water softener, further enhancing the appeal of this delightful home. With its blend of comfort, practicality, and a prime location.

### **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**

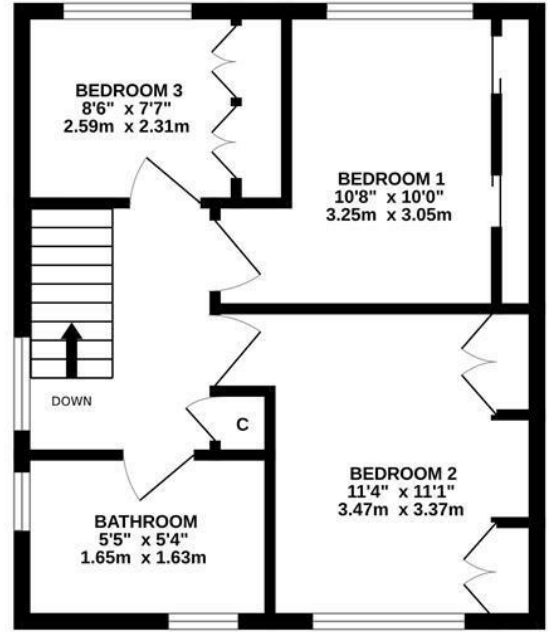
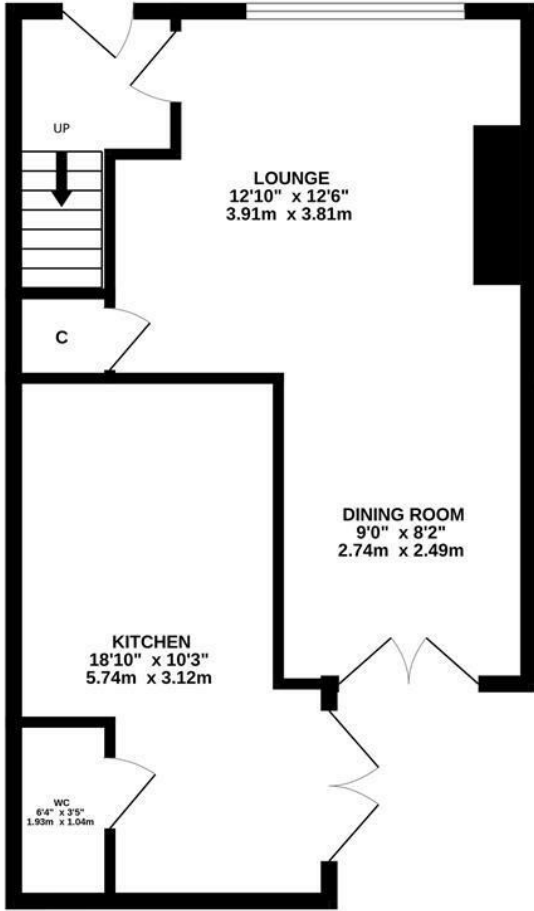
Symonds + Greenham have been informed that this property is Freehold

### **VIEWINGS**

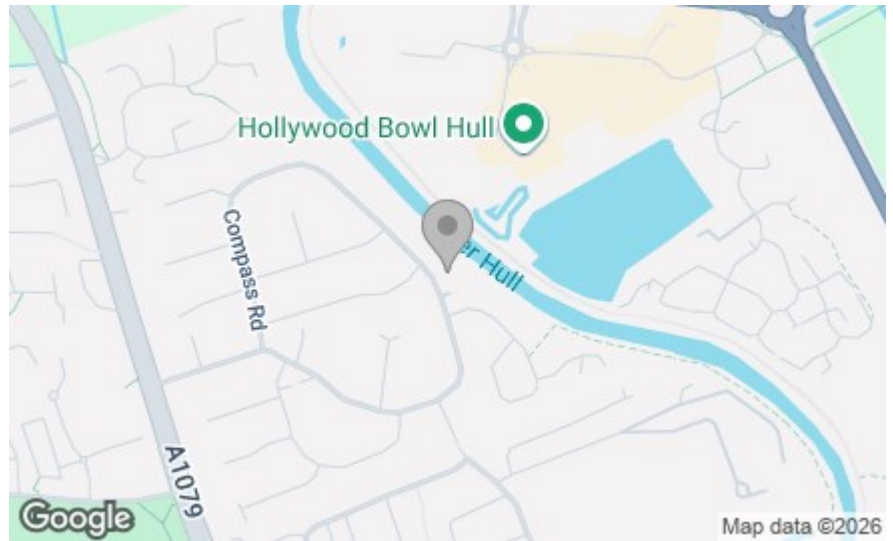
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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	
67	74
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	
(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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC