



SYMONDS + GREENHAM

Estate and Letting Agents



54 Chestnut Grove, Hull, HU8 8QN

£270,000

Symonds and Greenham are delighted to present this deceptively spacious five bedroom end terraced property, ideally positioned on Chestnut Grove in the ever popular Garden Village. Benefitting from both side and rear extensions, the property offers an impressive amount of versatile living space, making it an excellent family home.

The ground floor accommodation begins with an entrance porch leading into a cosy living room, which flows through to the kitchen and adjoining reception room. Doors open directly onto the south facing rear garden, while the accommodation continues around to an additional versatile living space. To the front is a further snug or bedroom, alongside a passageway providing access to a spacious family bathroom.

Upstairs, the property offers five good sized bedrooms together with a separate WC, plus access to a generously sized loft providing useful additional storage.

Externally, the property continues to impress with a large south facing rear garden offering plenty of space for families and entertaining. A substantial outhouse/annex provides fantastic additional accommodation and is complete with plumbing and electrics, currently incorporating a treatment room and WC. This versatile space could suit a wide variety of uses, particularly for those working from home. To the front, a driveway provides convenient off street parking.

Located within the highly sought after Garden Village area, the property is well placed for a range of good schools, local amenities and transport links, and is sure to appeal to a wide range of buyers

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

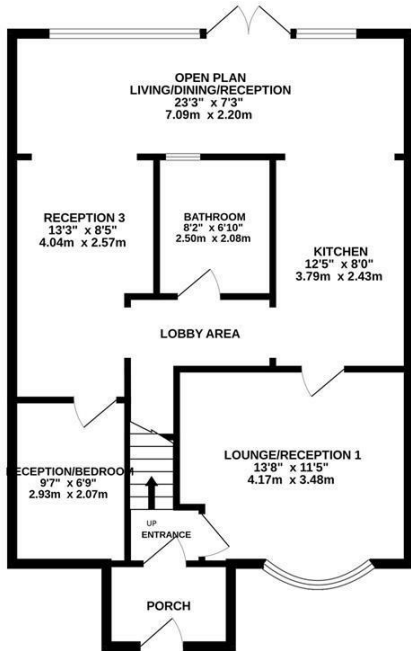
Symonds + Greenham have been informed that this property is Freehold.

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

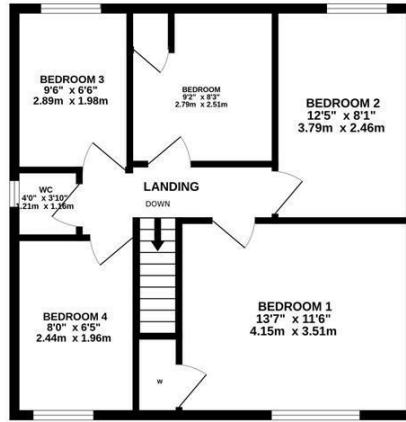
VIEWINGS

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

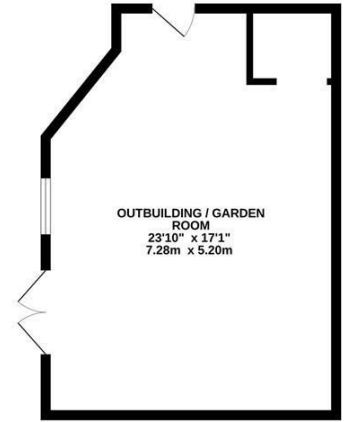
GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



OUTBUILDING
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1777 sq.ft. (165.1 sq.m.) approx.

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

