



SYMONDS + GREENHAM

Estate and Letting Agents



22 Calder Grove, Hull, HU8 9NU **Offers in the region of £100,000**

Symonds & Greenham are delighted to present this lovely two bedroom terraced home on Calder Grove, off Shannon Grove, situated within a quiet residential location with excellent access to local amenities and transport links. Well connected to surrounding areas and benefiting from regular bus routes nearby, this move in ready property is ideal for first time buyers, downsizers and investors alike.

The home has been well maintained throughout and offers comfortable, practical living space with plenty of useful storage. The accommodation briefly comprises an entrance hall, a stylish and welcoming living room, and a modern fitted kitchen to the ground floor. To the first floor are two excellent sized double bedrooms alongside a well appointed family bathroom.

Externally, the property enjoys a fantastic rear garden featuring lawned and patio areas, creating an excellent outdoor space for relaxing or entertaining. The garden also benefits from a handy external storage cupboard, easily accessible from outside. To the front, a block paved driveway provides off street parking and benefits from an electric vehicle charging point.

This is a fantastic opportunity to acquire a well presented home in a convenient and well connected residential location.

BOOK YOUR VIEWING NOW!

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 A

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

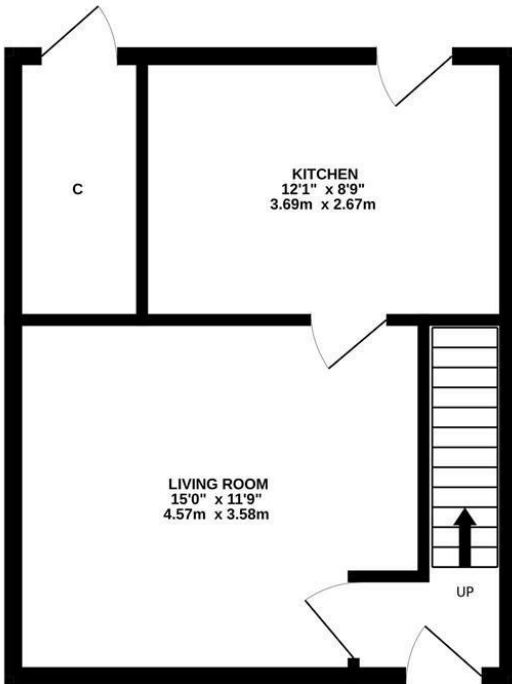
Symonds + Greenham have been informed that this property is Freehold.

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

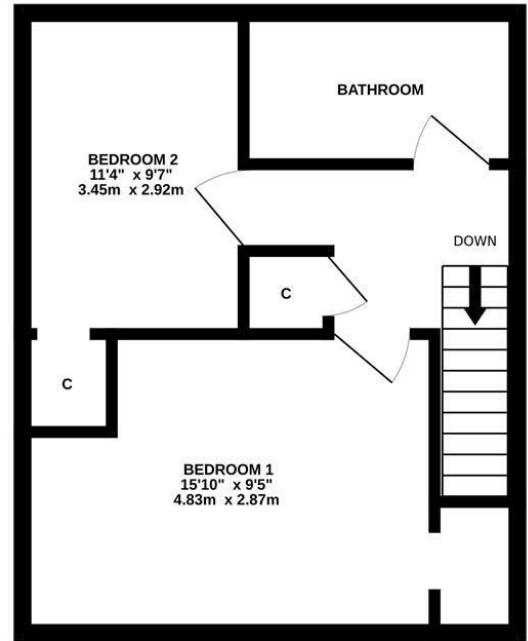
VIEWINGS

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

GROUND FLOOR



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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC

