



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **6 Hyde Park Road, Hull, HU7 3AW**

### **£195,000**

STYLISH THREE BED SEMI DETACHED - BEAUTIFULLY PRESENTED THROUGHOUT - POPULAR HU7 LOCATION - CLOSE TO LOCAL AMENITIES AND GOOD SCHOOLS - GARAGE AND DRIVE - TWO BATHROOMS - GOOD SIZED REAR GARDEN

Situated on Hyde Park Road in the ever popular Kingswood area of HU7, this beautifully styled three bedroom semi detached property offers an ideal family home with spacious and well balanced accommodation throughout. The property is conveniently located close to a wide range of local amenities, shops, schools and transport links, while also benefiting from off street parking, a garage and a lovely rear garden.

The accommodation comprises a welcoming entrance hall, a convenient ground floor WC, a spacious living room ideal for relaxing, and a well appointed kitchen diner providing plenty of space for everyday family life and entertaining. To the first floor are three good sized bedrooms, including a generous primary bedroom with its own en suite shower room, along with a modern family bathroom serving the remaining bedrooms.

Externally, the property enjoys a good sized rear garden, perfect for outdoor dining and play, with access to the garage, while a side drive provides off street parking. A fantastic opportunity to purchase a stylish, move-in ready family home in one of Kingswood's most sought-after locations.

**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 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.

### **TENURE**

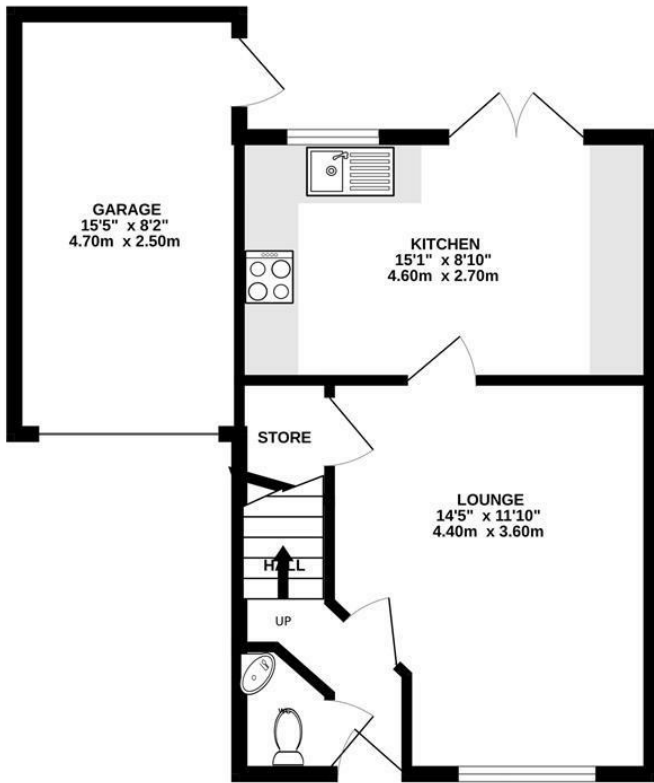
Symonds + Greenham have been informed that this property is Freehold.

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

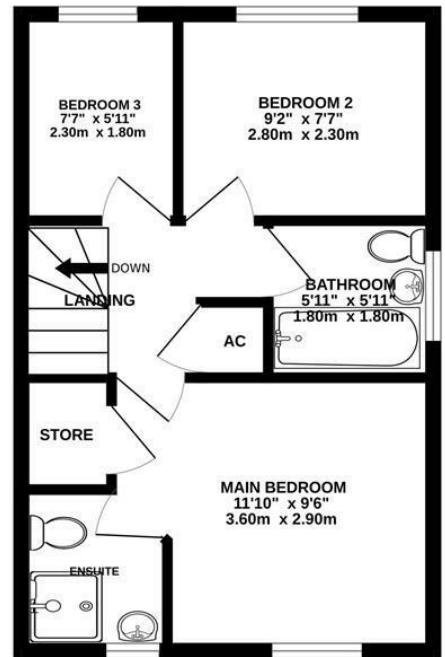
### **VIEWINGS**

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

GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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
	91
80	

Very energy efficient - lower running costs

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

England & Wales EU Directive 2002/91/EC

