



SYMONDS + GREENHAM

Estate and Letting Agents



98 Kingston Road, Hull, HU10 6LH

£310,000

FANTASTIC PLOT - FOUR BED SEMI - REQUIRES MODERNISATION - LARGE SOUTH FACING GARDEN - POPULAR LOCATION

Situated on the well regarded Kingston Road, this substantial four bedroom semi detached property presents a fantastic opportunity for those seeking a spacious family home with incredible potential. Set on a generous plot, the home offers extensive living space both inside and out, with a huge private south facing rear garden, ample parking, and a garage.

Located just a short distance from Willerby Square, the property is ideally placed for access to a wide range of local amenities, regular bus routes and sits within the catchment area of highly regarded schools, making it a brilliant option for family life.

Internally, the property is well laid out and filled with potential. A large and welcoming entrance hall sets the tone, leading to three generous reception rooms, including a living room, formal dining room, and a breakfast room—offering flexible options for entertaining, working from home or family relaxation. The kitchen and a convenient W/C complete the ground floor.

To the first floor are four well proportioned bedrooms, all providing ample space for growing families. A family bathroom and separate W/C complete the upper level, offering practicality and ease for busy households. Outside, the property truly shines. The large, private south facing rear garden is not overlooked and provides an ideal setting for outdoor living, entertaining or gardening. The generous front garden and large private driveway offer parking for multiple vehicles, and the garage adds further functionality.

This is a rare opportunity to purchase a home on a superb plot in a sought after location, offering scope for modernisation or extension (subject to the relevant consents). Early viewing is highly recommended.

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 D.

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

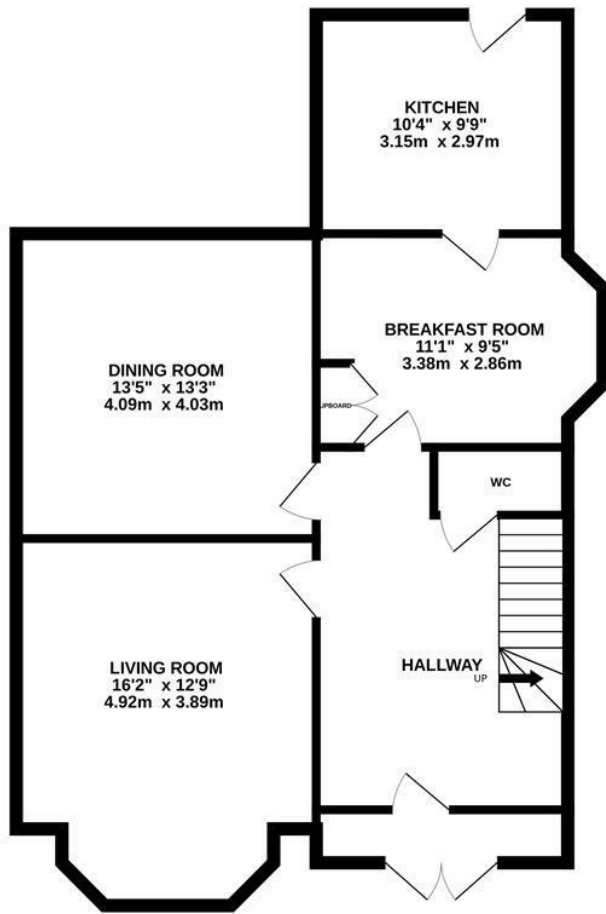
Symonds + Greenham have been informed that this property is Freehold.

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

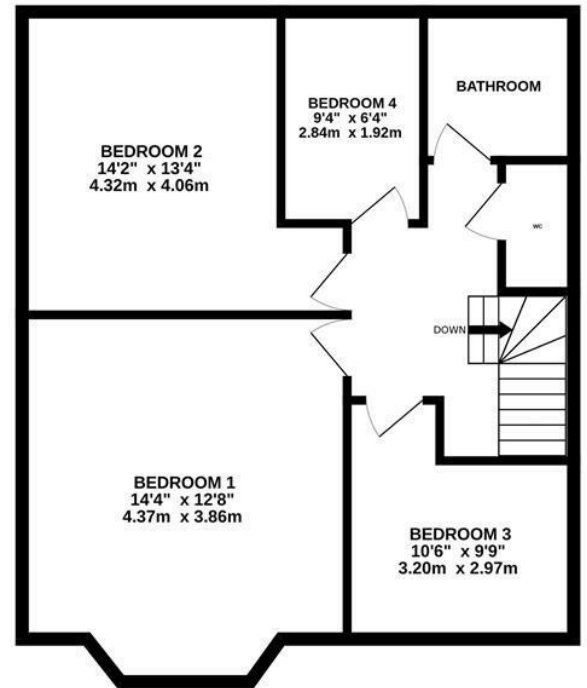
VIEWINGS

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

GROUND FLOOR



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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

