



SYMONDS + GREENHAM

Estate and Letting Agents



26 Woodheys Park, Hull, HU7 3AJ

£90,000

Symonds and Greenham are delighted to present this fantastic one bedroom first floor apartment on the ever popular Woodheys Park in Kingswood. Beautifully presented throughout and ready to move straight into, this stylish home offers the perfect opportunity for first time buyers looking to get onto the property ladder, those looking to downsize or investors seeking a low maintenance addition to their portfolio. Enjoying a sought after position in the heart of Kingswood, the property is just moments from Kingswood Retail Park, a wide range of local amenities and excellent transport links, including regular bus routes.

The accommodation briefly comprises an inviting entrance hall, a contemporary shower room, a generous double bedroom complete with fitted wardrobes and a superb open plan kitchen, dining and living space with a Juliet balcony, creating a bright and airy living environment that's perfect for both everyday living and entertaining.

Externally, the property benefits from residents' communal parking.

This is a fantastic opportunity to purchase a move in ready apartment in one of Kingswood's most desirable developments, offered to the market with no onward chain. Early viewing is highly recommended.

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

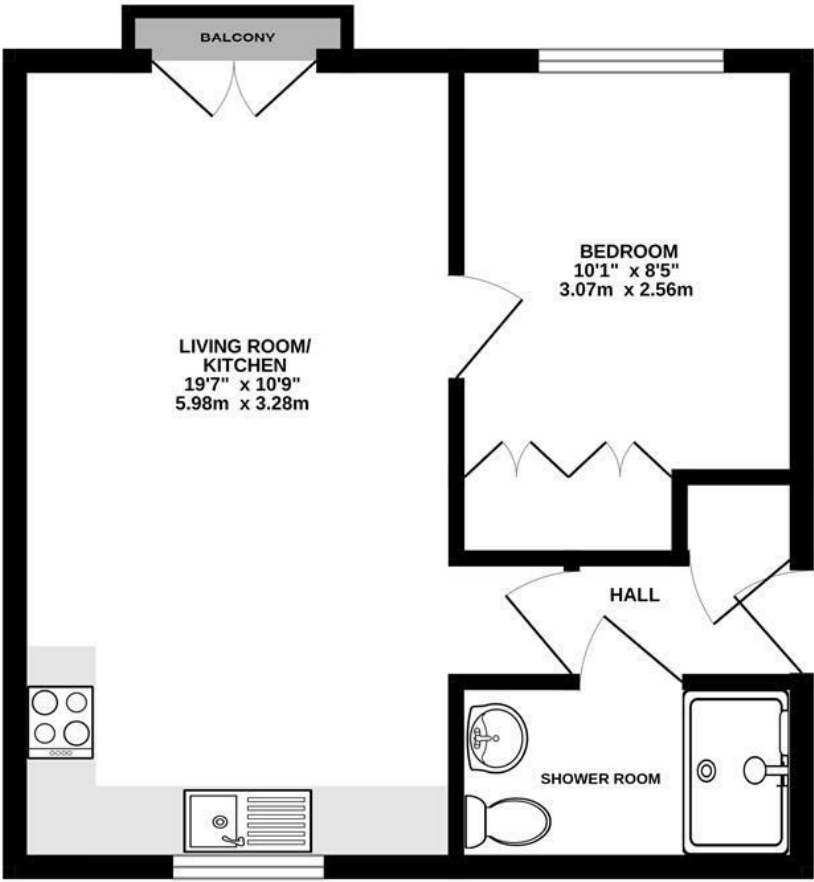
Symonds + Greenham have been informed that this property is Freehold/Leasehold.

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

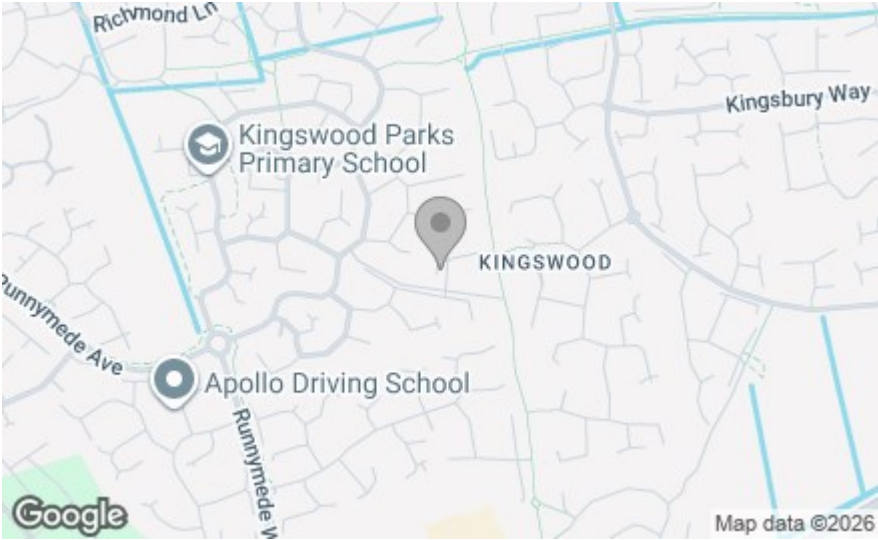
VIEWINGS

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

GROUND FLOOR



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	