



SYMONDS + GREENHAM

Estate and Letting Agents



27 Cladshaw, Hull, Yorkshire HU6 9DB **Offers over £80,000**

THREE DOUBLE BEDROOMS - GENEROUS RECENTLY LANDSCAPED REAR GARDEN - PERFECT FOR A FIRST TIME BUYER OR SMALL FAMILY

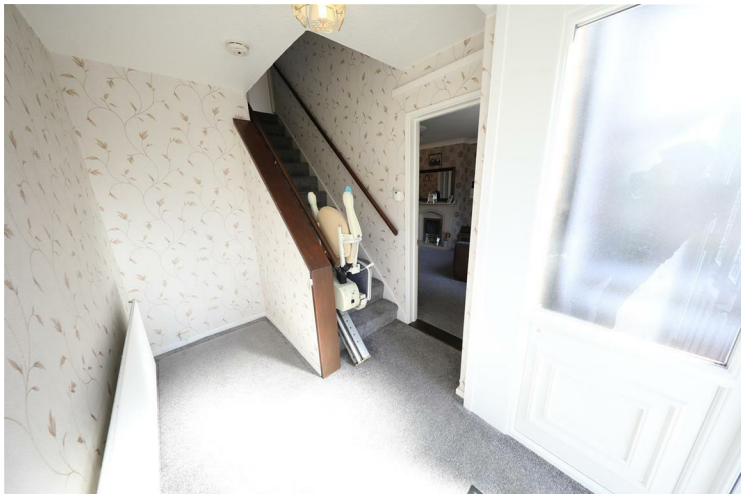
This delightful family home is available with no on-wards chain and would be perfect for a family but would also suit a first time buyer or even an investor. The property is situated close to well regarded schools and local amenities including a supermarket and has good transport links to both Hull city centre and Kingswood retail park which boasts a cinema, several restaurants and retail outlets. The property benefits from a modern kitchen, a 21 foot living room, bathroom, separate WC, three double bedrooms and a generous low maintenance rear garden that is quite the sun trap and has recently been landscaped by its current owners.

DON'T MISS OUT ON THIS WONDERFUL HOME...BOOK YOUR VIEWING TODAY!

GROUND FLOOR

ENTRANCE HALL

With stairs to the first floor and door to the...



LIVING ROOM

11'2 max x 21'5 max (3.40m max x 6.53m max)

Spacious living room with electric fireplace, French doors to the rear garden and door to the...



KITCHEN

8'6 max x 14'1 max (2.59m max x 4.29m max)

With a range of eye level and base level units with complementing work surfaces, stainless steel sink and draining unit, electric oven with gas hob, space for fridge freezer, plumbing for washing machine, under stairs storage cupboard and door to the rear garden



FIRST FLOOR

BEDROOM ONE

11'3 max x 12'0 max (3.43m max x 3.66m max)

An excellent sized double bedroom



BEDROOM TWO

8'3 max x 9'0 max (2.51m max x 2.74m max)

A second good sized double bedroom with storage cupboard



BEDROOM THREE

7'9 max x 11'9 max (2.36m max x 3.58m max)

A third good-sized double bedroom



BATHROOM

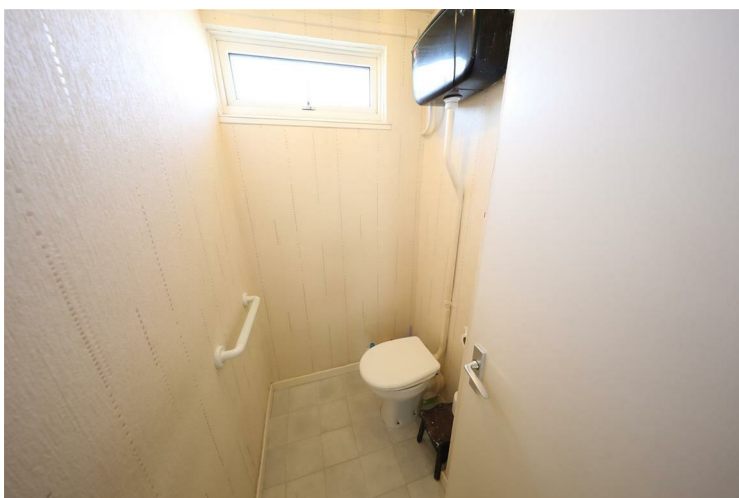
7'1 max x 5'9 max (2.16m max x 1.75m max)

A wet room with walk-in shower and overhead shower attachment, pedestal handbasin and tiles from floor to ceiling



WC

With low-level WC



OUTSIDE

The rear garden is quite a sun trap. It is laid to artificial lawn and raised decking areas, enclosed by timber fencing with a brick built outhouse providing excellent external storage space



DOUBLE GLAZING

The property has the benefit of double glazing.

CENTRAL HEATING

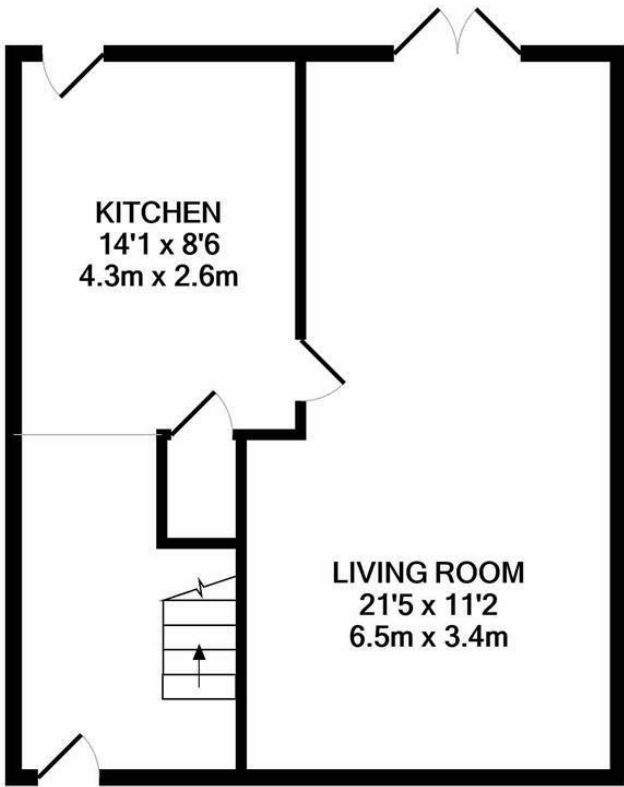
The property has the benefit of gas central heating

VIEWINGS

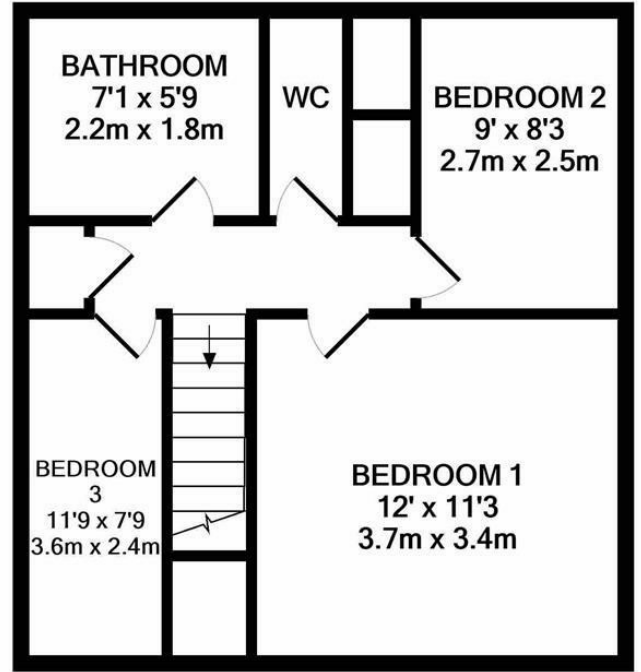
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	
(82 plus) A		(02 plus) A	
(61-81) B		(81-91) B	
(39-60) 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	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

