



SYMONDS + GREENHAM

Estate and Letting Agents



50 Jendale, Hull, Yorkshire HU7 4BD Offers in excess of £145,000

OUTSTANDING THREE BEDROOM SEMI - MODERN THROUGHOUT - POPULAR LOCATION - OFF STREET PARKING

Symonds and Greenham are delighted to bring to the market this outstanding three bedroom semi detached home. Situated on Jendale, this property is perfectly located for a host of local amenities, cafes, bars, restaurants and supermarkets as well as well-regarded schools. Inside, the property is modern throughout. Downstairs you will find a large lounge diner providing excellent recreation space alongside a stylish and bright kitchen. Upstairs offers three generous bedrooms and a recently fitted family bathroom. Outside delivers a great space, with a paved area and an area of artificial grass, a garage at the bottom with off street parking beyond that.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

KITCHEN

16'10 x 7'3 max (5.13m x 2.21m max)

Range of eye level and base level units with complimenting work surfaces, space for a fridge freezer, an integrated oven with a gas hob, plumbing for a washing machine and an integrated dishwasher.



LOUNGE/DINER

25'5 x 15'9 max (7.75m x 4.57m/2.74m max)

An exceptional, open plan family space.



FIRST FLOOR

BEDROOM 1

13'11 x 9'4 max (4.24m x 2.84m max)

A brilliant double bedroom with plenty of space for storage.



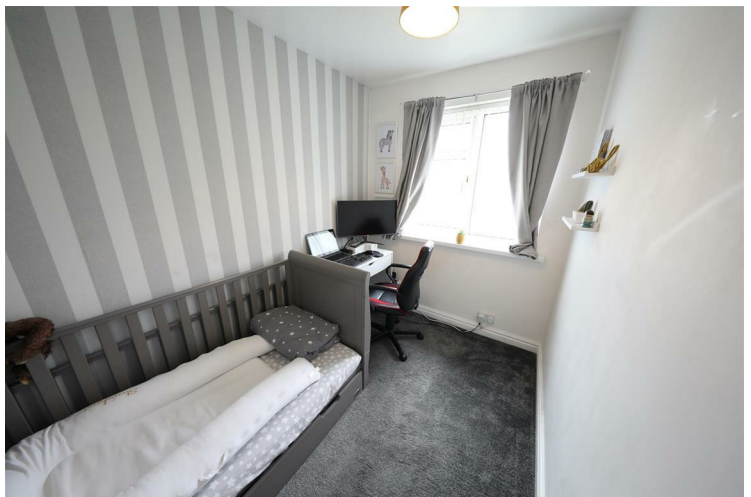
BEDROOM 2

11 x 9'4 max (3.35m x 2.84m max)



BEDROOM 3

8'9 x 6 max (2.67m x 1.83m max)



BATHROOM

6'10 x 5'6 max (2.08m x 1.68m max)

With a low level WC, a pedestal hand basin and a panelled bath with overhead shower attachment.



OUTSIDE

The rear garden offers an area of block paving, an area of artificial grass and a brick built garage with off street parking found beyond that.



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

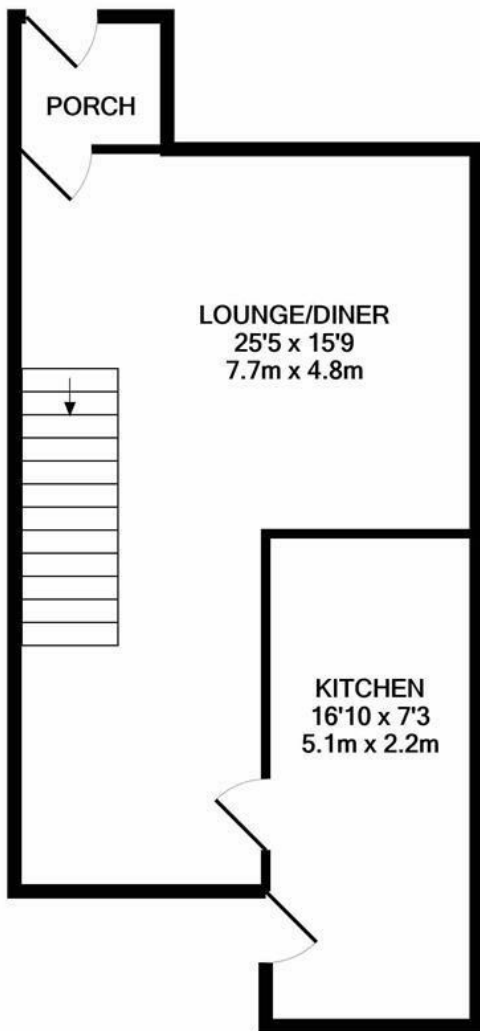
The property has the benefit of double glazing.

DISCLAIMER

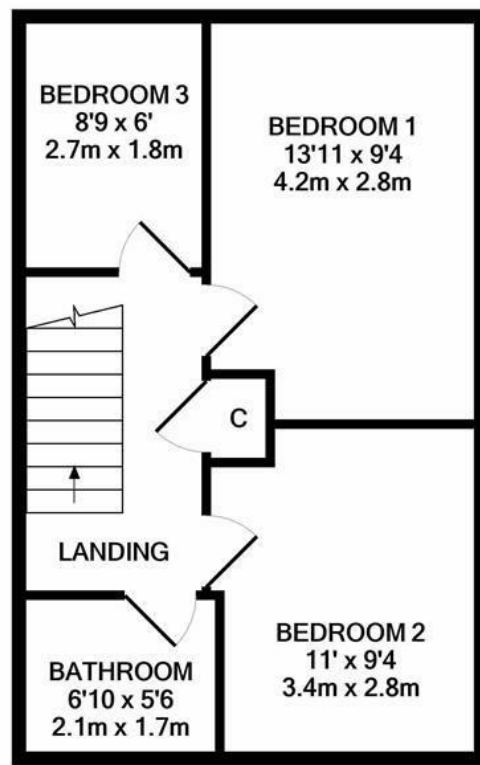
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWING

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



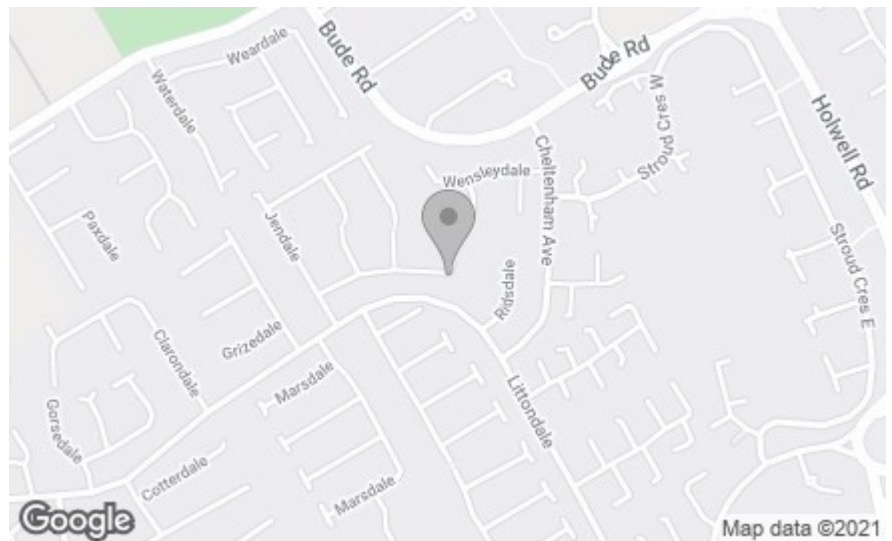
GROUND FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 856 SQ.FT. (79.6 SQ.M.)

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	
Current	Potential
	86
66	

Environmental Impact (CO ₂) Rating	
Current	Potential