



SYMONDS + GREENHAM

Estate and Letting Agents



41 Ledbury Road, Hull, HU5 5SH Offers in the region of £115,000

ATTENTION FIRST TIME BUYERS - TWO BED SEMI DETACHED - HUGE REAR GARDEN - POPULAR LOCATION

Welcome to this charming 2 bedroom semi detached property, situated in a popular location just off Priory Road. This sought after area offers the perfect balance of tranquility and convenience, with shops and amenities within easy reach and excellent transport links nearby.

As you step inside, you'll be greeted by a spacious living room, offering a warm and inviting atmosphere for relaxation and gatherings. The recently redecorated kitchen is a standout feature, showcasing modern aesthetics and functionality. Adjacent to the kitchen, you'll find the convenience of a downstairs w/c, adding practicality to the layout. Upstairs, the property boasts two good sized bedrooms, providing comfortable spaces for rest and privacy. The family bathroom complements the home with its contemporary design and essential amenities.

Outside, a spacious rear garden awaits, complete with both patio and lawn areas. This inviting outdoor space offers endless possibilities for alfresco dining, entertaining, or simply unwinding in the fresh air.

DON'T DELAY...BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

with door to living room and w/c and stairs to first floor

LIVING ROOM

a well presented living room with fireplace and bay window



W/C

with low level w/c



KITCHEN

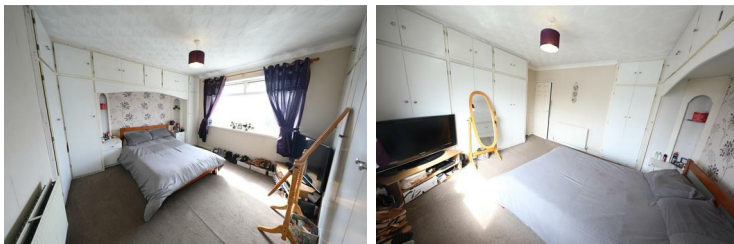
a modern kitchen with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, oven with gas hob and overhead extractor fan, space for fridge freezer, plumbing for washing machine and under stairs storage cupboard



FIRST FLOOR

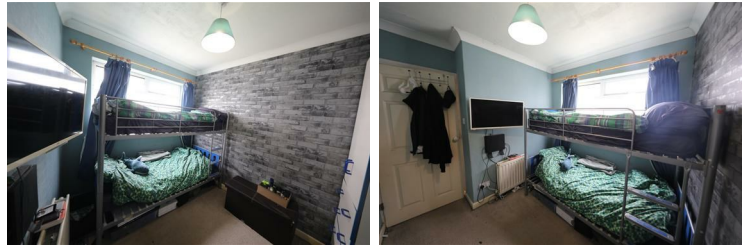
BEDROOM 1

a spacious primary bedroom with fitted wardrobes, overhead wardrobes and storage cupboard



BEDROOM 2

another good sized bedroom



BATHROOM

with low level w/c, pedestal sink basin and panelled bath with overhead shower attachment, with tiles to splash back areas



OUTSIDE

a huge rear garden mainly laid to lawn with paved patio area for furniture, enclosed by timber fencing



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.

TENURE

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

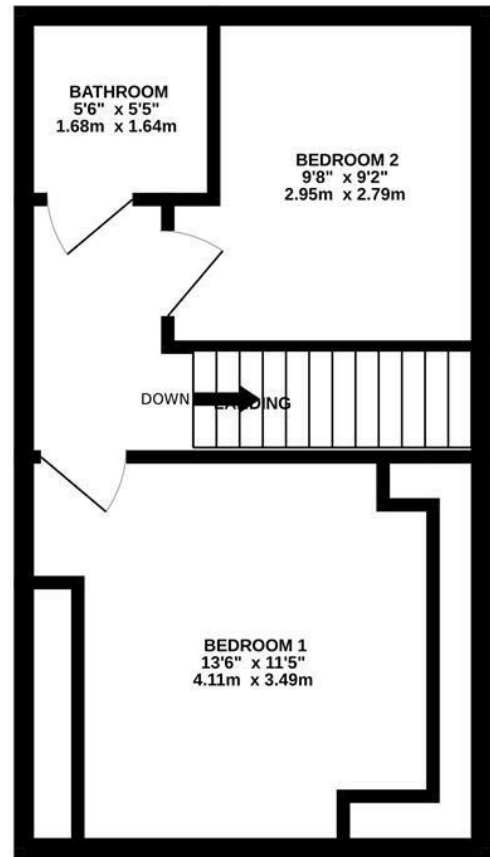
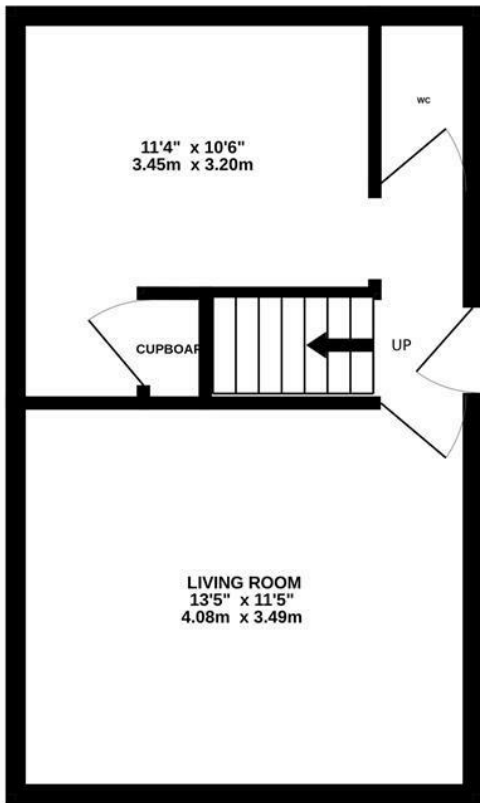
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

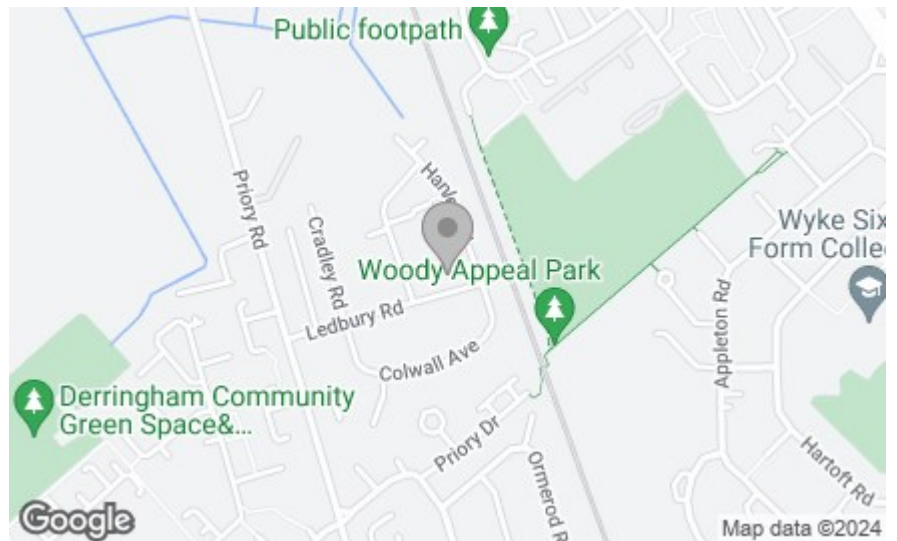
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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	
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	
(02 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