



SYMONDS + GREENHAM

Estate and Letting Agents



9 St. Aidans Way, Hull, HU9 3HT Offers over £130,000

SUPERB TWO BED SEMI DETACHED - POPULAR LOCATION - HUGE REAR GARDEN - DRIVE WAY FOR OFF STREET PARKING - WELL PRESENTED

Presenting this immaculately presented two bedroom semi-detached property on St. Aidans Way. Located in a popular area, this home is conveniently close to local amenities, making it an ideal choice for those seeking a comfortable and accessible lifestyle.

As you step inside, you'll be impressed by the well maintained interior. The living room provides a welcoming space for relaxation and socialising. The kitchen diner offers a practical and stylish area for family meals and food preparation.

Heading upstairs, you'll discover two excellent sized double bedrooms, ensuring comfortable and spacious accommodation for the household. The family bathroom completes the first floor.

Moving outside, the property boasts a generous rear garden, providing ample space for outdoor activities and potential landscaping to suit your preferences. Additionally, there is a convenient driveway to the front, offering off-street parking convenience.

In summary, this two bedroom semi detached property on St. Aidans Way is a fantastic opportunity for those looking for an immaculate, well located home with easy access to local amenities. Don't miss the chance to make it your

GROUND FLOOR

LIVING ROOM

13'0 x 9'0 max (3.96m x 2.74m max)

a well presented living room with under stairs storage and fireplace



KITCHEN/DINER

12'8 x 8'2 max (3.86m x 2.49m max)

a modern kitchen diner with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, plumbing for washing machine, space for tumble dryer and space for fridge freezer, with door to rear garden



FIRST FLOOR

LANDING



BEDROOM 1

10'5 x 9'6 max (3.18m x 2.90m max)

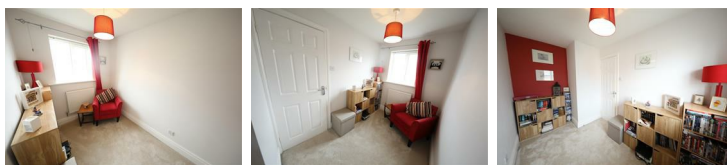
a beautifully presented primary bedroom with storage cupboard and fitted wardrobes



BEDROOM 2

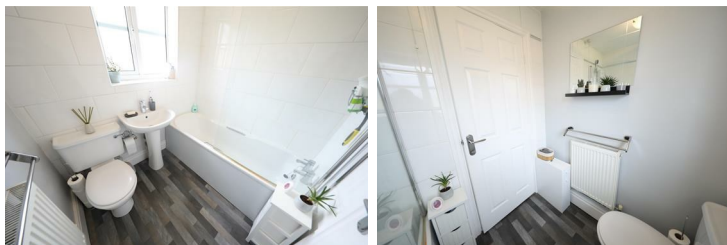
10'8 x 6'5 max (3.25m x 1.96m max)

another good sized bedroom



BATHROOM

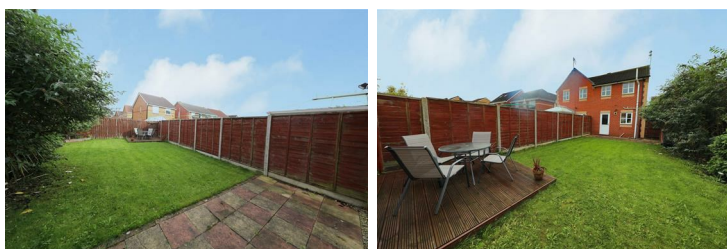
a modern bathroom, tiled throughout, with low level w/c, pedestal sink basin and panelled bath with overhead shower attachment



OUTSIDE

a generous rear garden, mainly laid to lawn with paved patio and raised decking, enclosed by timber fencing.

To the front, the property benefits from a drive providing off street parking



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 B.

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.

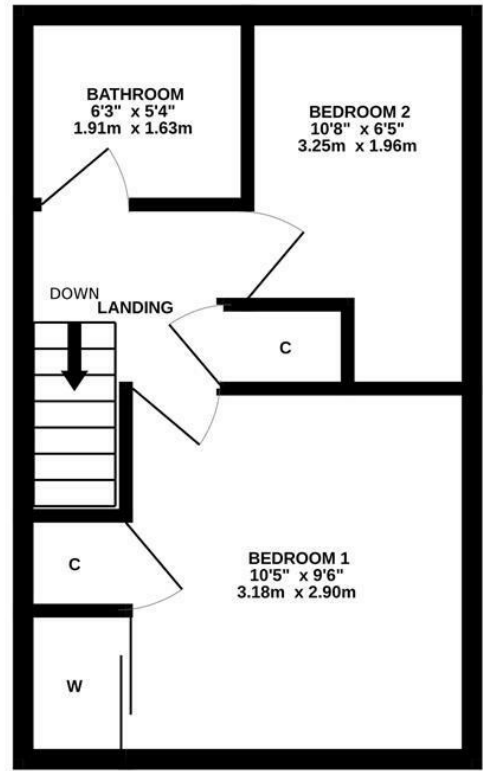
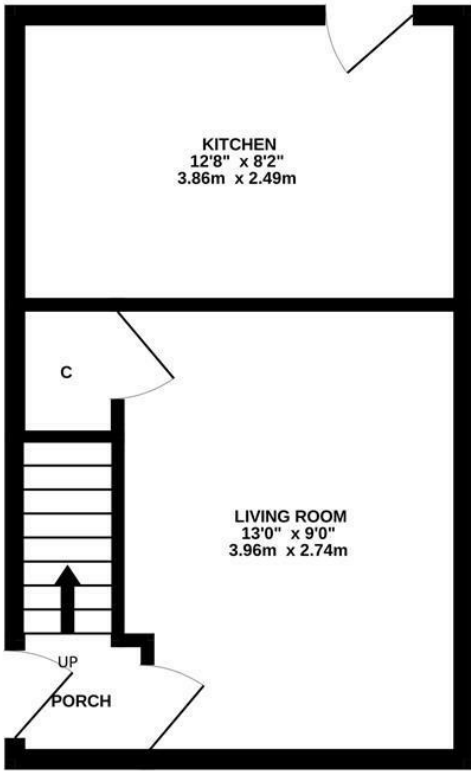
If you require more information on the tenure of this property please contact the office on 01482 444200.

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
	85
64	

Environmental Impact (CO ₂) Rating	
Current	Potential