



SYMONDS + GREENHAM

Estate and Letting Agents



29 Ledbury Road, Hull, HU5 5SH **£115,000**

OUTSTANDING TWO BED SEMI - NATURAL LIGHT - POPULAR LOCATION - REWIRED - ROOF REPLACED IN 2021 (20 YEAR GUARANTEE) - OFF STREET PARKING

Welcome to this charming two-bedroom semi-detached home on Ledbury Road, perfectly situated near a wealth of amenities. Enjoy the convenience of being just a stone's throw away from shops, supermarkets, cafes, bars, and restaurants. Families will appreciate the proximity to schools, and commuters will find excellent transport links within easy reach.

Step inside, and you'll be greeted by a bright and modern interior. The ground floor boasts a comfortable lounge and a well-equipped kitchen, creating a welcoming space for relaxation and socialising. Upstairs, two generously sized bedrooms provide comfortable retreats, accompanied by a stylish family bathroom.

Outside, the property offers the luxury of off-street parking, ensuring convenience for residents. The gardens to the front and side enhance the living experience, providing green spaces that are mainly laid to lawn—a perfect setting for outdoor activities and relaxation.

This home on Ledbury Road seamlessly combines practicality with modern living, making it an ideal choice for those seeking a comfortable and well-connected residence. Don't miss the opportunity to make this property your home sweet home!

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

13'1 x 11'0 max (3.99m x 3.35m max)

A brilliant family room with excellent natural light.



KITCHEN

13'2 x 7'7 max (4.01m x 2.31m max)

With a range of eye level and base level units with complimenting work surfaces, a sink and drainer unit, integrated washer/dryer, oven, hob, integrated freezer, integrated fridge. All appliances will be sold with the property.



UTILITY ROOM

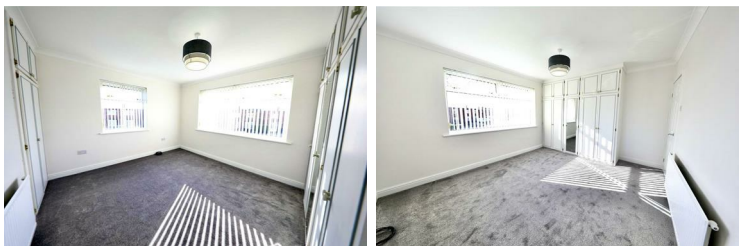
10'2 x 5'6 max (3.10m x 1.68m max)

FIRST FLOOR

BEDROOM 1

13'1 x 11'0 max (3.99m x 3.35m max)

A brilliant main bedroom with plenty of space for storage.



BEDROOM 2

7'2 x 7'9 max (2.18m x 2.36m max)

Another brilliant bedroom.



BATHROOM

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



OUTSIDE

The property has off street parking in the form of a drive and benefits from front and side gardens that are largely laid to lawn.



CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

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

COUNCIL TAX BANDS

Symonds + Greenham have been informed that this property is in Council Tax Band A.

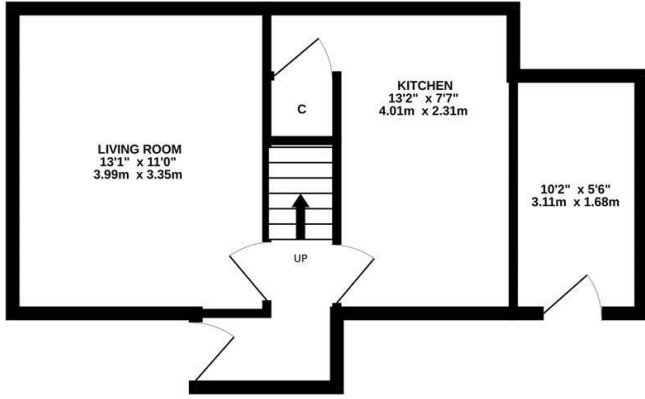
DISCLAIMER

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.

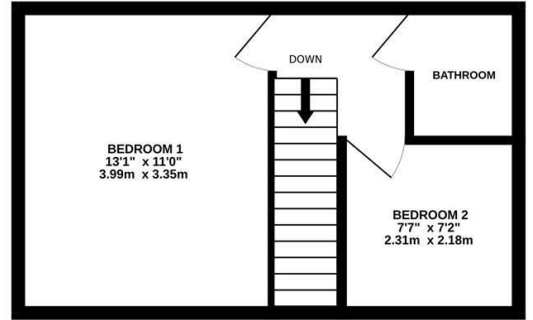
VIEWINGS

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	
(82 plus) A	86
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	
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

