



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **26 Rodney Close, Hull, HU2 9JP**

### **£145,000**

**FANTASTIC, EXTENDED FOUR BEDROOM HOME - ABUNDANCE OF LIVING SPACE - PERFECT FOR A FAMILY - OVERLOOKING GREEN AREA**

Welcome to Rodney Close, Hull - a charming end terrace house that offers a fantastic living opportunity! This property boasts not only 2 reception rooms but also 4 spacious bedrooms, providing ample space for all your needs. The extended layout of this house ensures that you have plenty of room to relax and entertain. The large kitchen/diner, lounge, conservatory, and WC on the ground floor offer a perfect setting for gatherings with family and friends. Upstairs, you'll find four generous bedrooms and a large family bathroom complete with a bath and walk-in shower. Conveniently located close to various amenities such as shops, supermarkets, cafes, bars, and restaurants, this property offers the perfect blend of comfort and accessibility. The neat and tidy paved garden is ideal for enjoying some outdoor time or hosting summer barbecues. Rodney Close is a popular location known for its community feel and easy access to everything you might need. Don't miss out on the opportunity to make this wonderful house your new home!

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!**

## GROUND FLOOR

### LIVING ROOM

15'0 x 13'0 max (4.57m x 3.96m max)

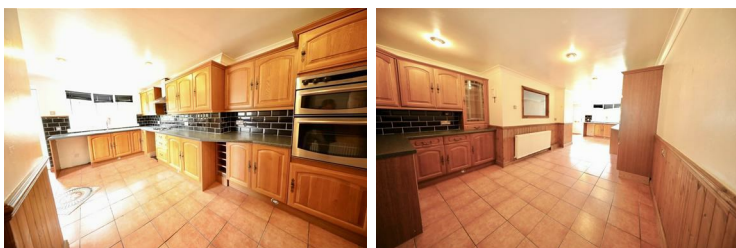
A brilliant family room with access to conservatory.



### KITCHEN

15'0 x 13'0 max (4.57m x 3.96m max)

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



### CONSERVATORY

13'1 x 6'1 max (3.99m x 1.85m max)

Another lovely space looking out over the garden.



### WC

With a low level WC and a hand basin.



## FIRST FLOOR

### BEDROOM 1

16'0 x 8'1 max (4.88m x 2.46m max)

A brilliant main bedroom with space for storage.



### BEDROOM 2

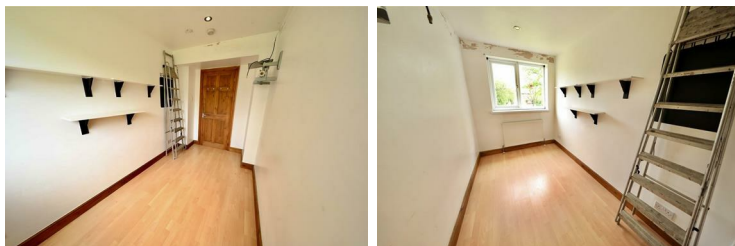
12'0 x 8'2 max (3.66m x 2.49m max)

Another excellent bedroom.



### BEDROOM 3

11'0 x 6'0 max (3.35m x 1.83m max)



#### BEDROOM 4

6'0 x 8'1 max (1.83m x 2.46m max)



#### BATHROOM

10'0 x 9'0 max (3.05m x 2.74m max)

With a low WC, a hand basin, a walk in shower and a bath.



#### OUTSIDE

The property benefits from a garden that is mainly paved.



#### 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

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

#### COUNCIL TAX

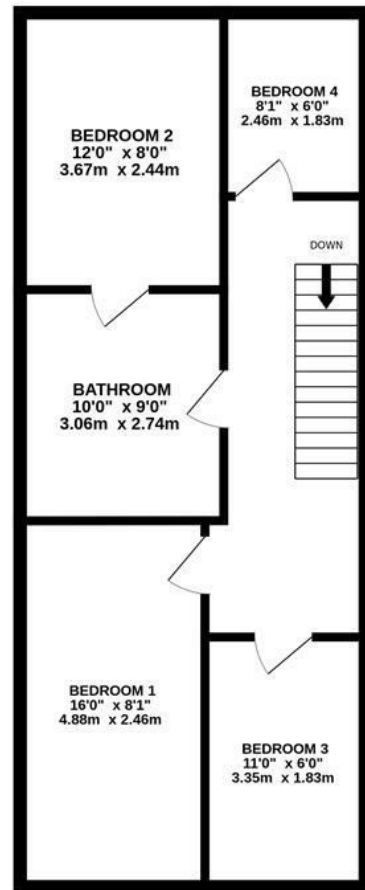
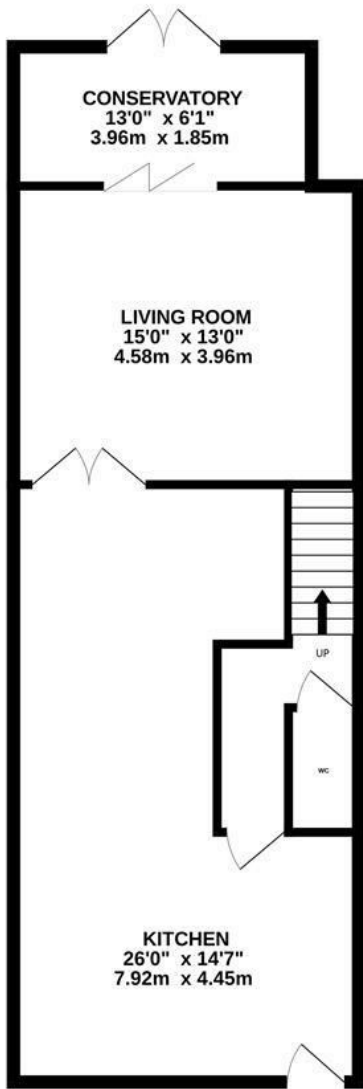
Symonds + Greenham have been informed that this property is in Council Tax Band A.

#### VIEWINGS

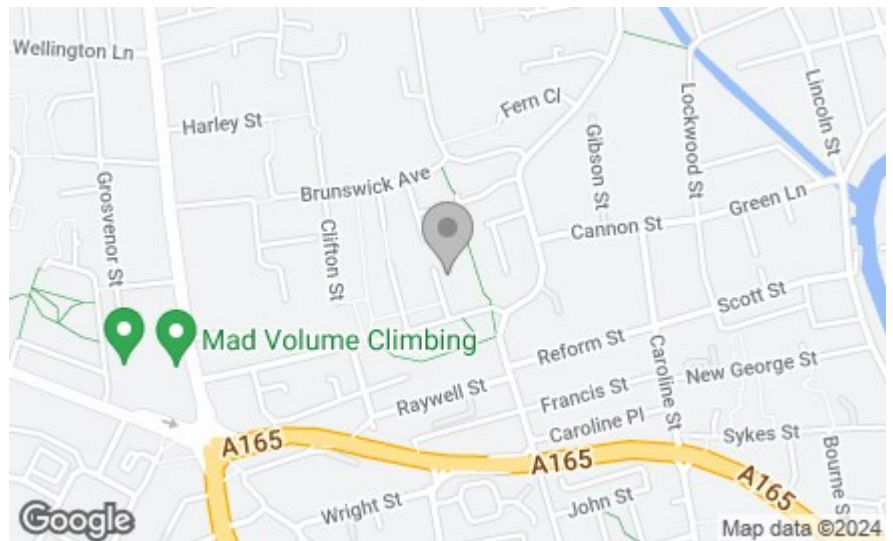
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

#### 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.



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) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC