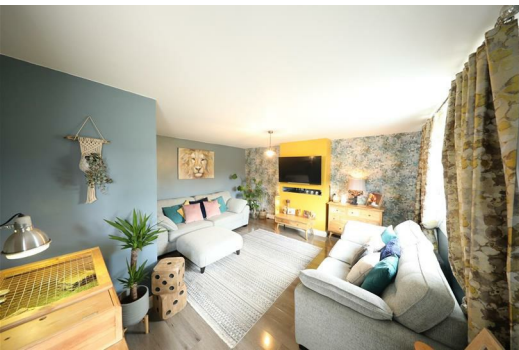




SYMONDS + GREENHAM

Estate and Letting Agents



12 Cadeleigh Close, Hull, HU7 4DA

£120,000

Welcome to this charming property located in Cadeleigh Close, Bransholme, Hull. This delightful end terrace house is ideal for first-time buyers or a small family looking for a cozy home to call their own. As you step inside, you are greeted by a stunning open plan kitchen diner, perfect for hosting family gatherings or enjoying a quiet meal. The spacious lounge offers a comfortable space to relax and unwind after a long day.

With three bedrooms, there is plenty of room for a growing family or for guests to stay over. The property also features a well-maintained bathroom, ensuring convenience for all residents.

One of the highlights of this property is the beautiful south-facing rear garden. Imagine spending sunny afternoons basking in the warmth of the sun or hosting summer barbecues in this lovely outdoor space.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and discover the potential this property holds for you and your loved ones.

GROUND FLOOR

ENTRANCE HALL



DOWNSTAIRS WC

with low level WC

KITCHEN DINER

14'11 max x 14'10 max (4.55m max x 4.52m max)

A modern open plan kitchen diner with a range of eye and base level units with complementing work surfaces, integrated fridge, integrated freezer, integrated dishwasher, double electric oven, gas hob with overhead extractor fan, plumbing for washing machine, stairs to the first floor and door to the rear garden



KITCHEN



DINER



LOUNGE

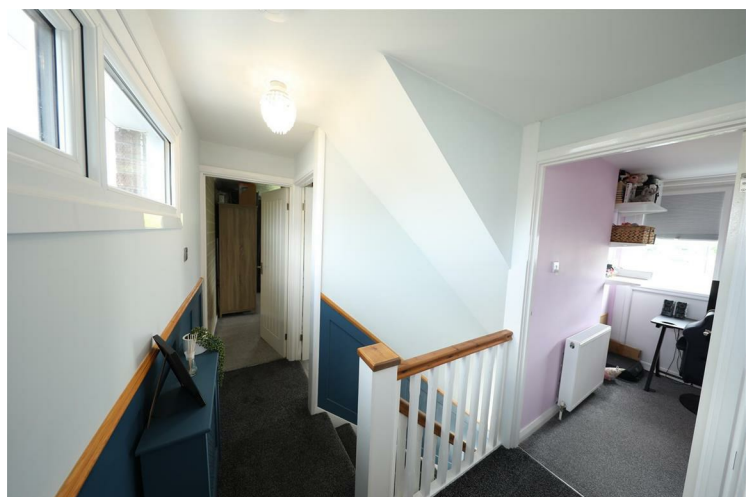
14'10 max x 14'11 max (4.52m max x 4.55m max)

A spacious reception room



FIRST FLOOR

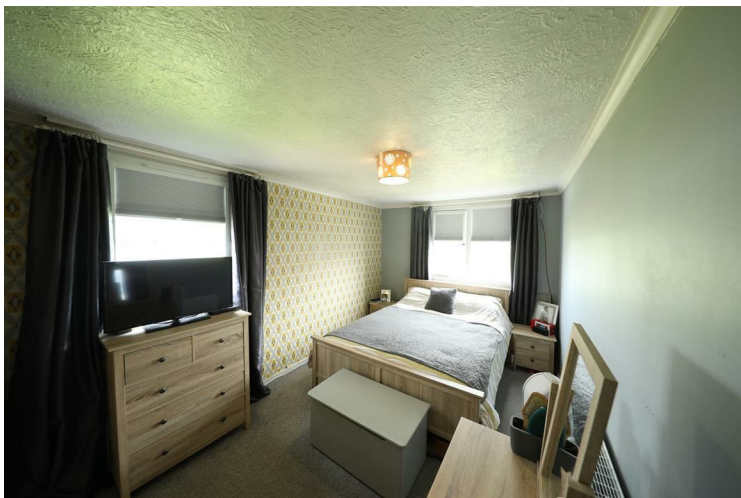
LANDING



BEDROOM ONE

11'7 max x 14'11 max (3.53m max x 4.55m max)

An excellent sized double bedroom



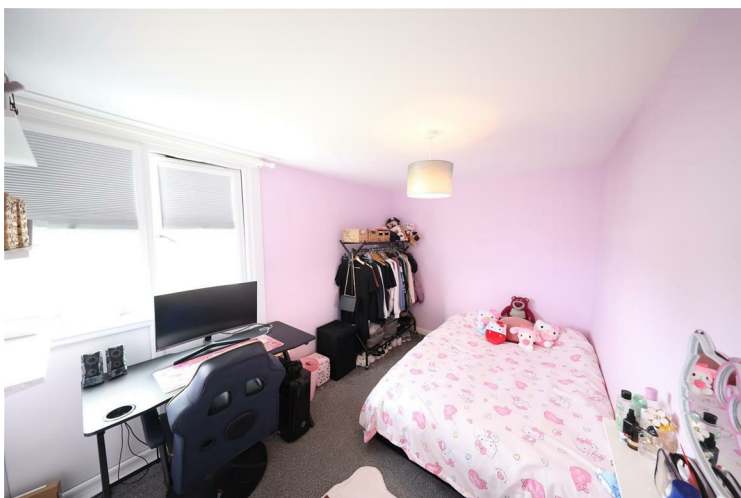
BEDROOM TWO

12'4" max x 8'2" max (3.78m max x 2.49m max)
A second good sized double bedroom



OUTSIDE

A beautiful south facing rear garden laid to lawn and patio and enclosed by timber fencing



BEDROOM THREE

5'5" max x 11'11" max (1.65m max x 3.63m max)
with overstairs storage cupboard



CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

COUNCIL TAX BAND

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

TENURE

Symonds + Greenham have been informed that this property is Freehold

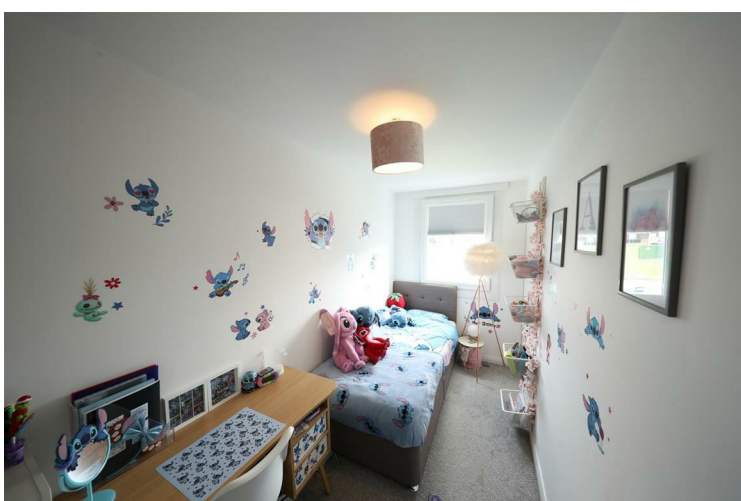
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

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

DISCLAIMER

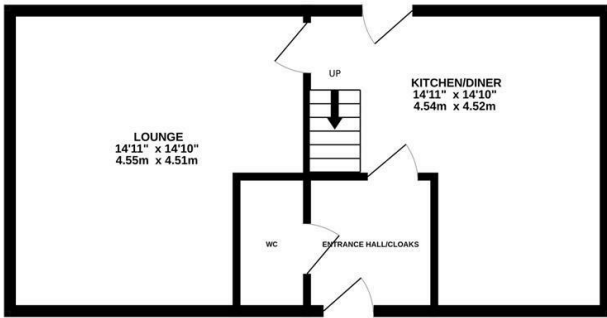
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.



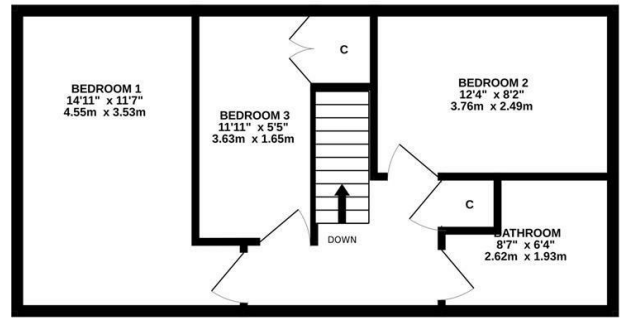
BATHROOM

with vanity hand basin unit housing the low level WC, heated towel rail, panelled bath with overhead shower attachment

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	
(92 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

