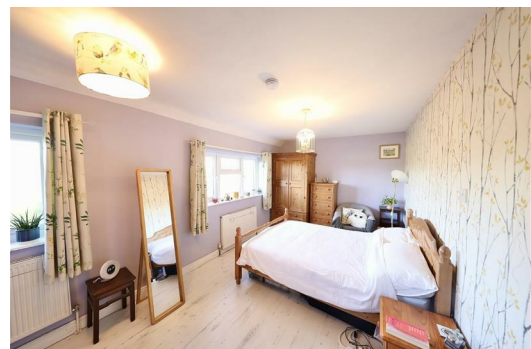




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **18 Sinderby Walk, Hull, HU5 4SP**

### **Offers over £150,000**

Welcome to Sinderby Walk, Hull - a charming location for this delightful mid-terrace house. As you step inside, you'll be greeted by a cosy reception room, perfect for relaxing after a long day. The open plan kitchen/diner/utility area is ideal for hosting friends and family, with plenty of space to create culinary delights.

This property boasts two double bedrooms, offering ample space for a growing family or guests. Additionally, the converted loft space provides versatility - whether you need a home office, playroom, or extra storage.

One of the highlights of this house is the spacious south-facing rear garden, a tranquil oasis where you can enjoy the sunshine and entertain al fresco. Imagine sipping your morning coffee or hosting a summer barbecue in this lovely outdoor space.

Tastefully decorated throughout, this house is a perfect choice for first-time buyers looking for a comfortable and stylish home. Don't miss the opportunity to make this property your own and enjoy all that it has to offer.

## GROUND FLOOR

### PORCH



### LIVING ROOM

18'3 x 12'0 max (5.56m x 3.66m max)

A brilliant family room with excellent natural light.



### KITCHEN/DINER

9'8 (2.95m)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, an electric oven, plumbing for a washing machine, space for a tumble dryer and space for a fridge freezer.



### UTILITY ROOM

14'2 x 5'2 max (4.32m x 1.57m max)



## FIRST FLOOR

### BEDROOM 1

18'3 x 10'0 (5.56m x 3.05m)

A wonderful main bedroom with plenty of space for storage.



### BEDROOM 2

11'7 x 9'1 max (3.53m x 2.77m max)

Another brilliant bedroom.



### BATHROOM

8'10 x 6'2 max (2.69m x 1.88m max)

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



## SECOND FLOOR

### CONVERTED LOFT SPACE



## OUTSIDE

Property benefits from a brilliant outside space that is low maintenance.



## PARKING

The property benefits from a designated parking spot to the rear

## CENTRAL HEATING

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

## 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.

## COUNCIL TAX

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

## DOUBLE GLAZING

The property has the benefit of double glazing.

## TENURE

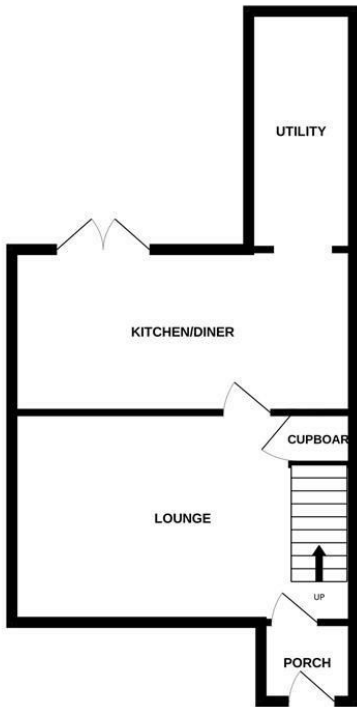
Symonds + Greenham have been informed that this property is Freehold.

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

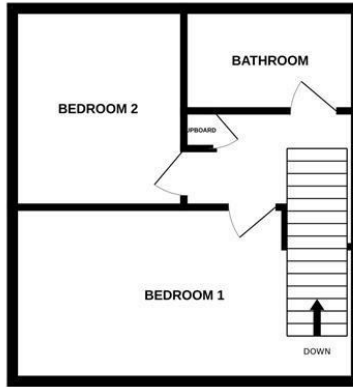
## VIEWINGS

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

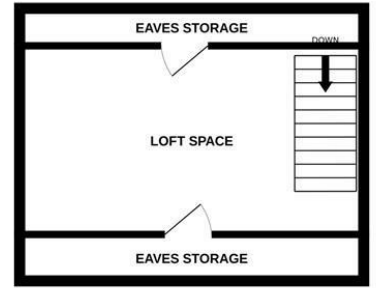
GROUND FLOOR



1ST FLOOR



2ND FLOOR



18 SINDERBY WALK, HULL

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
	<b>84</b>
<b>69</b>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

