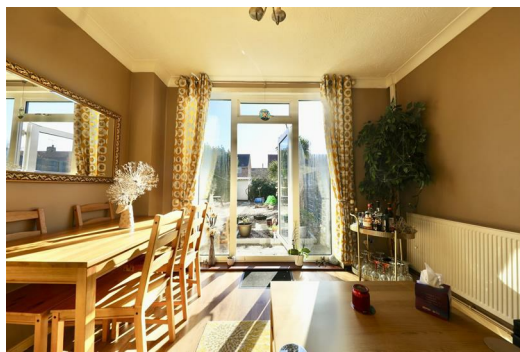




SYMONDS + GREENHAM

Estate and Letting Agents



8 Batley Close, Hull, HU9 4QX

Offers over £110,000

Welcome to Batley Close, a delightful terraced house situated in a peaceful cul-de-sac in Hull. This charming property is an excellent choice for families or first-time buyers seeking a comfortable and inviting home.

The house features three generously sized bedrooms, providing ample space for relaxation and rest. The two reception rooms offer versatility, allowing you to create areas for entertaining guests or enjoying quiet family moments. The layout of the home is designed to cater to your lifestyle needs, making it a perfect fit for various living arrangements.

One of the standout features of this property is the spacious south-facing garden. This outdoor haven is ideal for gardening, outdoor activities, or simply unwinding in the sunshine. The garden enhances the overall appeal of the home, providing a private retreat for you and your loved ones.

Located in a quiet cul-de-sac, Batley Close offers a safe and friendly environment, making it particularly suitable for families. The community is welcoming, and the tranquil surroundings ensure a peaceful living experience.

With good storage options throughout, this terraced house combines practicality with comfort. It is not merely a house; it is a place where memories can be created and cherished.

In summary, this property on Batley Close presents a wonderful opportunity to establish yourself in a desirable location. Whether you are a first-time buyer or looking to settle down, this home offers the perfect blend of space, comfort, and a lovely garden. Do not miss the chance to make this delightful property your own.

LOUNGE

11'9 x 14'6 max (3.58m x 4.42m max)

RECEPTION ROOM

10'0 x 10'6 max (3.05m x 3.20m max)

Patio door leading to garden

KITCHEN

10'1 x 10'4 max (3.07m x 3.15m max)

Base to eye level units, complementary work surfaces, sink and draining unit, tiled to splash back areas, gas oven and hob with overhead extractor fan, space for fridge freezer, space for for washer, space for dishwasher

BEDROOM ONE

11'8 x 12'4 max (3.56m x 3.76m max)

BEDROOM TWO

8'5 x 12'5 max (2.57m x 3.78m max)

BEDROOM THREE

10'6 x 10'7 (3.20m x 3.23m)

BATHROOM

5'4 x 5'4 max (1.63m x 1.63m max)

Panelled bath with overhead shower, vanity hand basin, heated towel rail, tiled floor to ceiling

W/C

Floating sink, low level w/c

OUTSIDE

Front of the the property is gravelled surrounded by shrubbery. The rear is partly paved and partly gravelled with brick built sheds. The rear garden is south facing

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 "A"

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

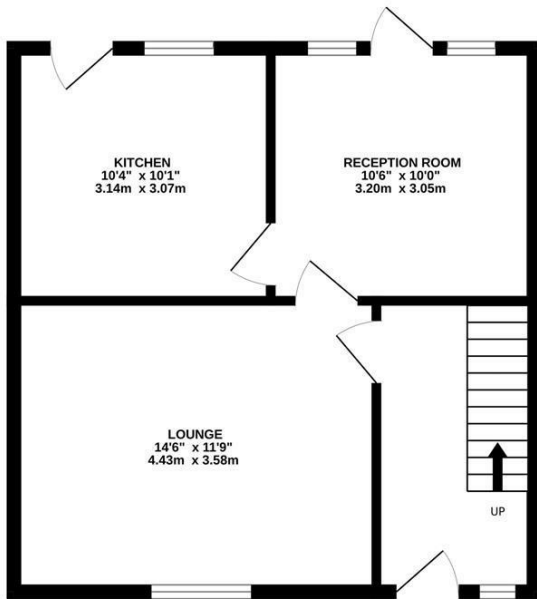
TENURE

Symonds + Greenham have been informed that this property is Freehold

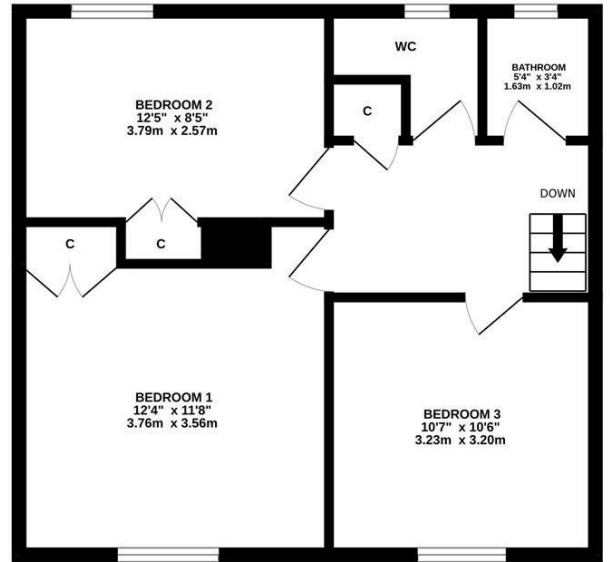
VIEWINGS

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

GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.




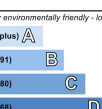
1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.9 sq.m.) approx.

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			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(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	