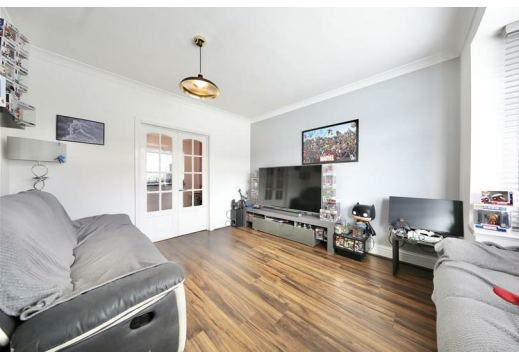




SYMONDS + GREENHAM

Estate and Letting Agents



53 Cradley Road, Hull, HU5 5SL

£145,000

THREE WELL-PROPORTIONED BEDROOMS AND SPACIOUS LAYOUT - LANDSCAPED WEST-FACING GARDEN - GATED DRIVE PROVIDING SECURE OFF-STREET PARKING

Nestled on Cradley Road in Hull, this charming semi-detached house presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The property boasts a spacious layout, featuring three well-proportioned bedrooms that provide ample space for relaxation and rest.

The heart of the home is undoubtedly the inviting reception room, which flows seamlessly into a delightful dining area complete with a breakfast bar, perfect for casual meals or entertaining guests. The design encourages a warm and welcoming atmosphere, ideal for family gatherings or quiet evenings in.

One of the standout features of this property is the beautifully landscaped west-facing garden, which offers a serene outdoor space to unwind and enjoy the sunshine. The garden is perfect for gardening enthusiasts or those who simply wish to bask in the beauty of nature.

Additionally, the gated drive provides convenient off-street parking, ensuring that you have a secure place for your vehicle. This feature adds to the overall appeal of the home, making it both practical and desirable.

In summary, this semi-detached house on Cradley Road is a perfect choice for first-time buyers looking for a spacious and well-appointed home in a friendly neighbourhood. With its attractive garden, ample living space, and convenient parking, this property is sure to impress. Don't miss the chance to make this lovely house your new home.

LOUNGE

13'7 x 11'6 max (4.14m x 3.51m max)

With bay window

DINING AREA

11'7 x 8'10 max (3.53m x 2.69m max)

With breakfast bar

KITCHEN

14'3 7'10 max (4.34m 2.39m max)

Featuring base to eye level units, complementary work top surfaces, sink and draining unit, space for fridge freezer, space for dishwasher, space for washer, space for drier, electric oven and gas hob with overhead extractor fan

DOWNSTAIRS W/C

With low level w/c and pedestal hand basin

BEDROOM ONE

13'1 x 11'5 max (3.99m x 3.48m max)

BEDROOM TWO

14'0 x 5'9 max (4.27m x 1.75m max)

BEDROOM THREE

8'8 x 7'10 max (2.64m x 2.39m max)

BATHROOM

With walk in shower, low level w/c, vanity hand basin, heated towel rail

OUTSIDE

The front of the property benefits from a gated drive for off street parking, the rear garden is fully landscaped with timber shed

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 "B"

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold

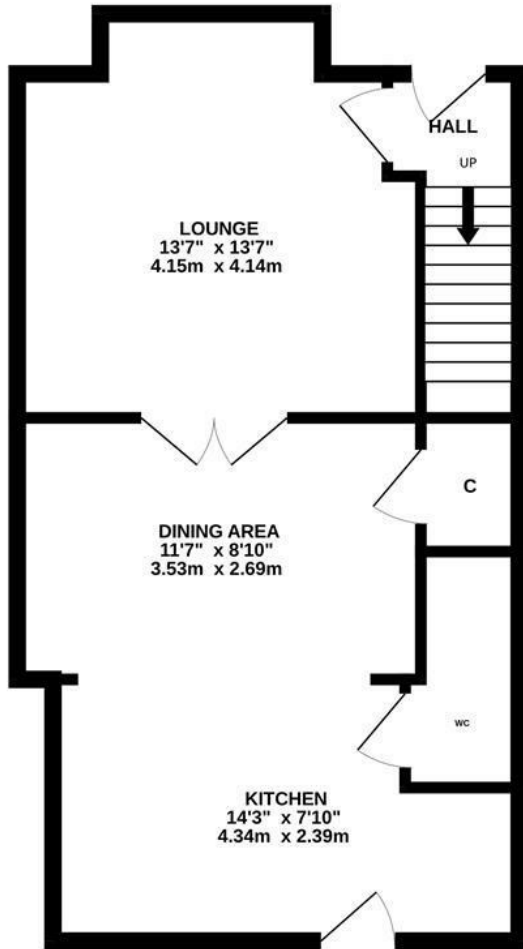
DISCLAIMER

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.

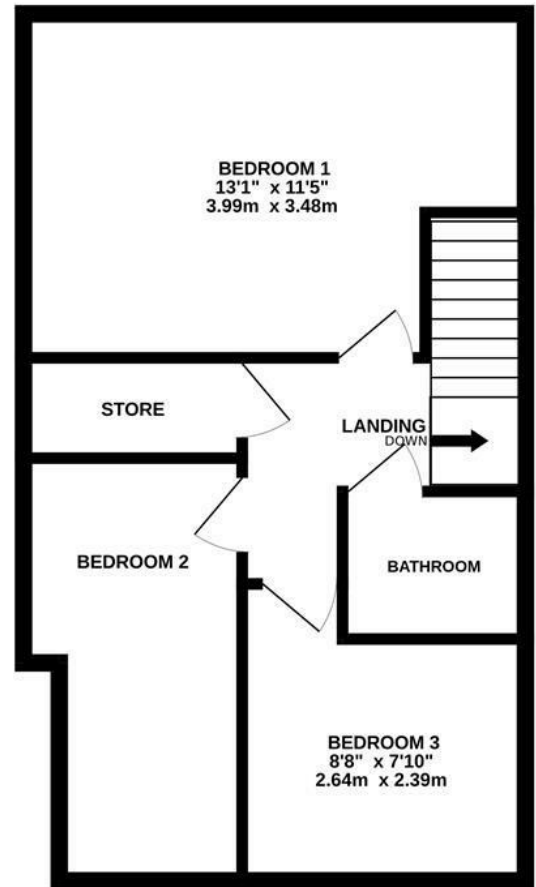
VIEWINGS

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

GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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.
Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			66
(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

