



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **14 Baildon Court, Hull, HU12 8GS**

### **£155,000**

Nestled in the charming market town of Hedon, this delightful end-terrace house on Baildon Court presents an excellent opportunity for first-time buyers.

The ground floor comprises a convenient downstairs WC, a welcoming reception room, perfect for relaxing or entertaining guests and a well proportioned kitchen/diner. The first floor boasts two double bedrooms, with the master bedroom featuring a convenient ensuite shower room, and a single third bedroom. The house is complemented by a modern bathroom, catering to the needs of a growing family. The property also benefits from off-street parking for two vehicles at the front, providing ease and convenience in this bustling area.

Hedon is renowned for its well-regarded schools and a variety of local amenities, including supermarkets, restaurants, and public houses, making it an ideal location for families and individuals alike. The generous rear garden is a standout feature, offering a tranquil outdoor space that backs onto open fields, perfect for enjoying the fresh air or hosting summer gatherings.

This property is available with no onward chain, allowing for a smooth and straightforward purchase process. With its appealing features and prime location, this home is not to be missed.

## GROUND FLOOR

### ENTRANCE HALL

### DOWNSTAIRS WC

With low-level WC and vanity handbasin.

### LOUNGE

*17'5 max x 14'5 max (5.31m max x 4.39m max)*

With stairs to 1st floor

### KITCHEN/DINER

*8'10 max x 14'4 max (2.69m max x 4.37m max)*

With a range of eye level and base level units with complementing work surfaces, stainless steel sink and drainer unit, electric cooker, gas hob with overhead extractor fan, plumbing for washing machine, space for fridge-freezer and French patio doors to rear garden.

## FIRST FLOOR

### BEDROOM 1

*11'4 max x 8'4 max (3.45m max x 2.54m max)*

With fitted wardrobes and door to...

### ENSUITE SHOWER ROOM

*8'4 max x 4'3 max (2.54m max x 1.30m max)*

With low-level WC, vanity handbasin, shower cubicle with overhead shower, tiles to splashback areas.

### BEDROOM 2

*10'5 max x 7'10 max (3.18m max x 2.39m max)*

### BEDROOM 3

*8'7 max x 5'8 max (2.62m max x 1.73m max)*

### BATHROOM

*6' max x 5'6 max (1.83m max x 1.68m max)*

With low-level WC, vanity handbasin, panelled bath, tiled to splashback areas

## OUTSIDE

Is the front of the property is two allocated parking spaces.

The rear garden is mainly laid to lawn with a paved patio area and an area laid with slate chippings.

## 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.

## COUNCIL TAX BAND

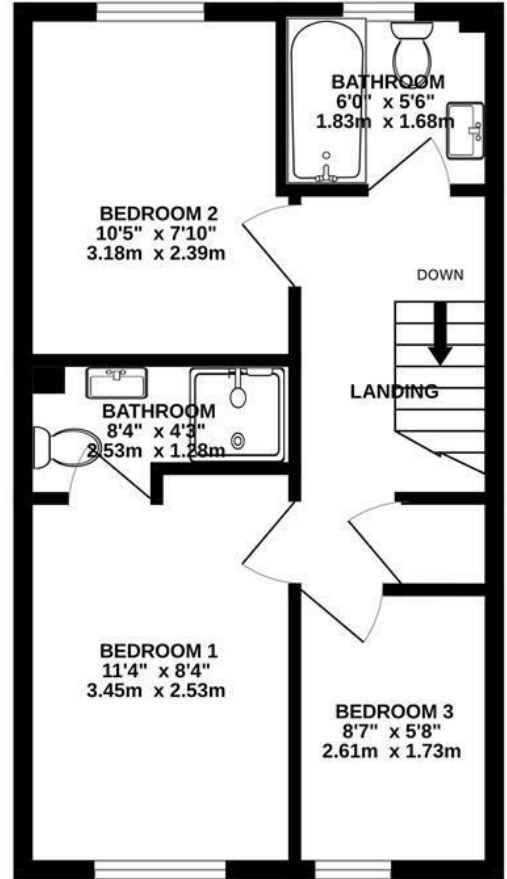
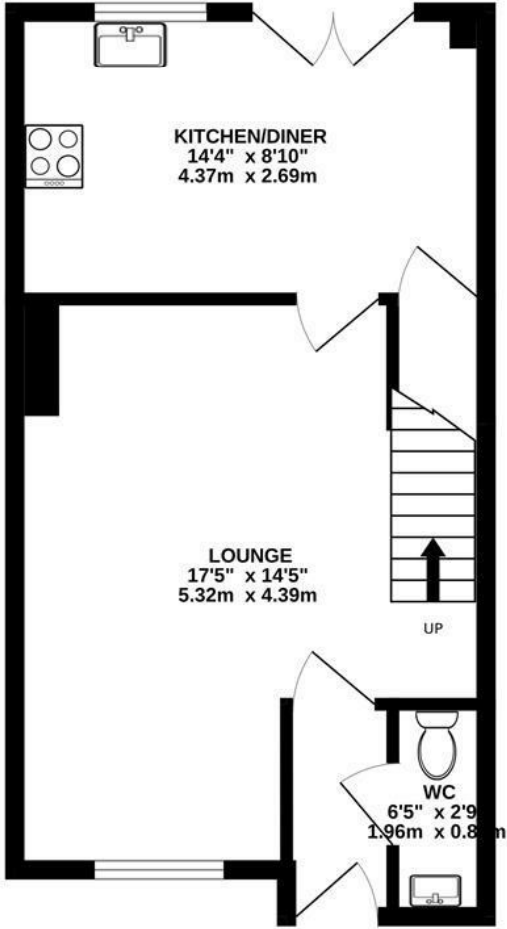
Symonds + Greenham have been informed that this property is in Council Tax Band C.

## 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.

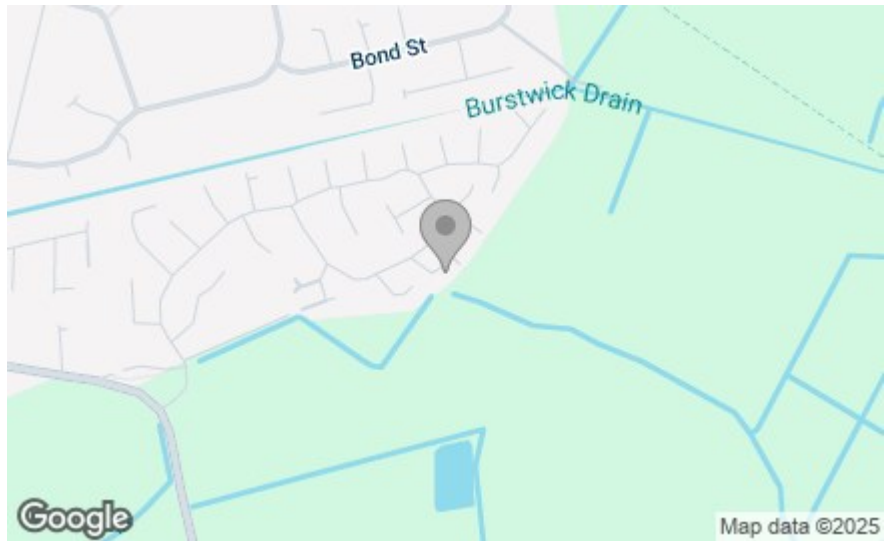
## VIEWINGS

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



TOTAL FLOOR AREA : 734sq.ft. (68.2 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) <b>A</b>	
(81-91) <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	
(02 plus) <b>A</b>	
(81-91) <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