



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 33 Saddleworth Close, Hull, HU7 5BW

### £135,000

THREE GENEROUS BEDROOMS & OPEN LIVING SPACE – STUNNING LANDSCAPED GARDEN – A  
STRONG COMMUNITY & EXCELLENT AMENITIES

Situated on Saddleworth Close in Bransholme, Hull, this beautifully updated terraced house is an exceptional find for first-time buyers and investors alike. The property features three generously sized bedrooms, providing ample space for family living or guest accommodation. The well-appointed kitchen seamlessly flows into a spacious living and dining area, creating an inviting atmosphere perfect for both relaxation and entertaining.

One of the highlights of this home is the stunning landscaped garden, which serves as a tranquil outdoor retreat. This serene space is ideal for family gatherings or quiet moments of reflection, enhancing the overall appeal of the property and offering a delightful escape from the hustle and bustle of daily life.

Bransholme is celebrated for its strong community spirit, where residents often form lasting connections. This supportive environment is particularly suited for families seeking a sense of belonging. The area boasts a variety of essential amenities, including the North Point Shopping Centre, which offers a range of supermarkets, shops, cafés, and health services, ensuring that daily necessities are conveniently within reach. The area is also well-connected by public transport, with regular bus services linking residents to Hull city centre and beyond, facilitating easy access to employment, education, and healthcare.

With local schools and community services readily available, this home is a must-view for anyone looking to enter the property market or seeking a sound investment. A true credit to its current owners, this property offers a wonderful opportunity to embrace a comfortable and fulfilling lifestyle in a welcoming community.

#### **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"

#### **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.

#### **DOUBLE GLAZING**

The property has the benefit of double glazing.

#### **TENURE**

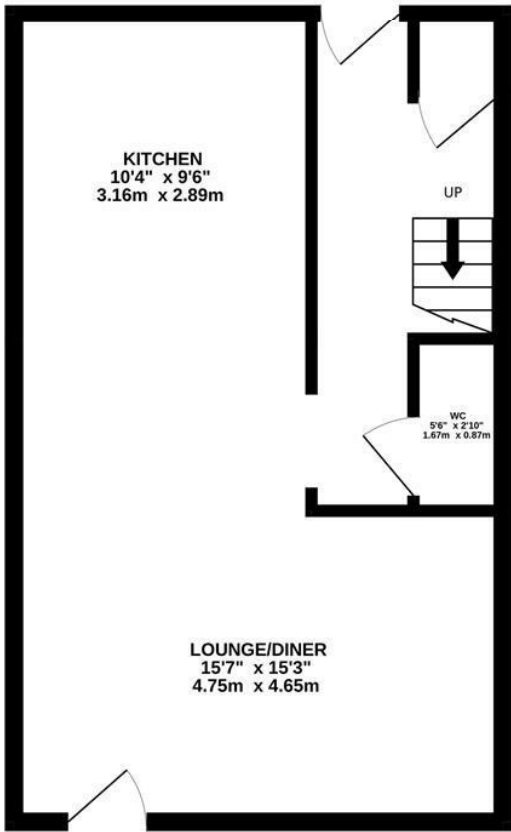
Symonds + Greenham have been informed that this property is Freehold

#### **VIEWINGS**

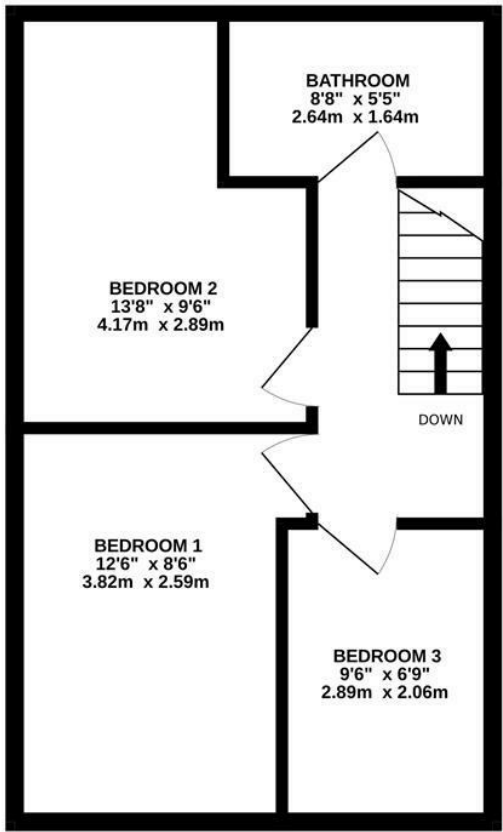
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR



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) <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 |           |

