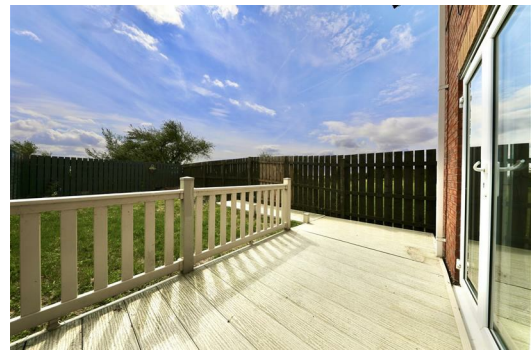




SYMONDS + GREENHAM

Estate and Letting Agents



10 Baildon Court, Hull, HU12 8GS

£155,000

THREE BEDROOMS INCLUDING MASTER WITH ENSUITE - GENEROUS REAR GARDEN BACKING ONTO OPEN FIELDS AND OFF-STREET PARKING FOR ONE VEHICLE - DESIRABLE HEDON LOCATION CLOSE TO SCHOOLS, AMENITIES - AVAILABLE WITH NO ONWARD CHAIN

Nestled in the charming market town of Hedon, this delightful end-terrace house on Baildon Court offers an excellent opportunity for first-time buyers and families alike. The property features a welcoming reception room, ideal for relaxation or entertaining guests, alongside a well-proportioned kitchen/diner that enhances the home's functionality.

On the first floor, you will find two spacious double bedrooms, with the master bedroom benefiting from a convenient ensuite shower room. Additionally, there is a single third bedroom, making this home versatile for various living arrangements. The bathroom caters to the needs of a growing family, ensuring comfort and convenience.

One of the standout features of this property is the generous rear garden, which provides a tranquil outdoor space that backs onto open fields. This setting is perfect for enjoying the fresh air or hosting summer gatherings with family and friends. The front of the house offers off-street parking for one vehicle, adding to the convenience of living in this bustling area.

Hedon is well-known for its reputable schools and a variety of local amenities, including supermarkets, restaurants, and public houses, making it an ideal location for both families and individuals. 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.

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 "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.

DOUBLE GLAZING

The property has the benefit of double glazing.

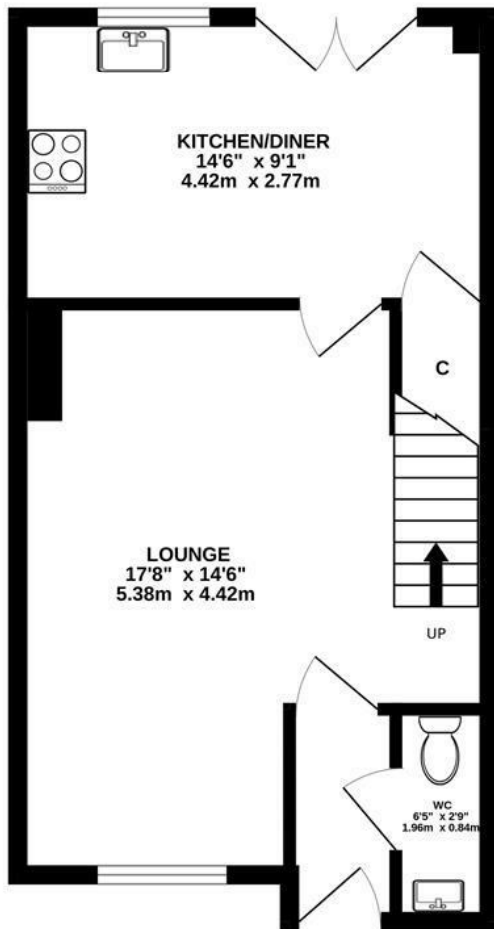
TENURE

Symonds + Greenham have been informed that this property is Freehold

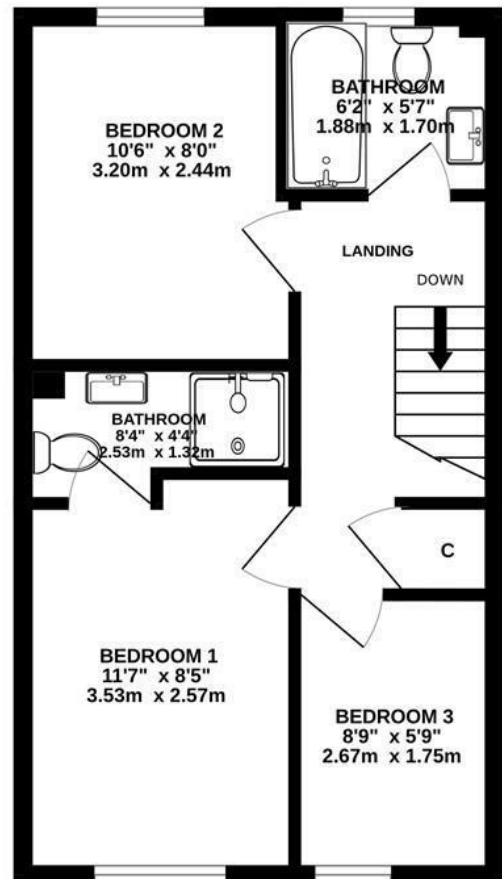
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	84
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 

