



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 4 St. Aidans Way, Hull, HU9 3HT £135,000

WELL-PRESENTED TWO-BEDROOM SEMI-DETACHED HOME WITH CONSERVATORY, GENEROUS REAR GARDEN, AND OFF-STREET PARKING WITH GARAGE, PERFECTLY LOCATED CLOSE TO EAST PARK AND LOCAL AMENITIES—IDEAL FOR FIRST-TIME BUYERS.

Welcome to this charming semi-detached house located on St. Aidans Way in Hull, an ideal starter home that is ready for you to move in. This delightful property features a cosy lounge, two well-proportioned bedrooms, and a bathroom, making it perfect for small families or first-time buyers.

As you enter, you will find a welcoming lounge that seamlessly flows into the kitchen, creating a warm and inviting atmosphere. The property also features a conservatory that opens up to a spacious rear garden, providing ample outdoor space for relaxation and recreation. Whether you envision hosting summer barbecues or enjoying tranquil evenings under the stars, this garden offers endless possibilities for outdoor enjoyment and potential future expansion.

Parking is a breeze with parking the a driveway and garage, ensuring convenience for you and your guests. The location is particularly appealing, situated just a short stroll from the gates of East Park, a vibrant green space that has been cherished since 1887. With its 130 acres of modern attractions and historic treasures, East Park is perfect for leisurely walks or family outings. Additionally, the nearby Woodford Leisure Centre offers state-of-the-art sports and leisure facilities, enhancing the lifestyle options available to residents. Convenience is at your fingertips with Holderness Road close by, where you will find a variety of local services and amenities, including a Morrisons supermarket and petrol station. For those who enjoy exploring, easy access to public transportation makes it simple to venture into Hull's cultural city centre, where a wealth of experiences awaits. This property truly represents a wonderful opportunity to enjoy comfortable living in a vibrant 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 "B"

### **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.

### **FLOOR PLAN DISCLAIMER**

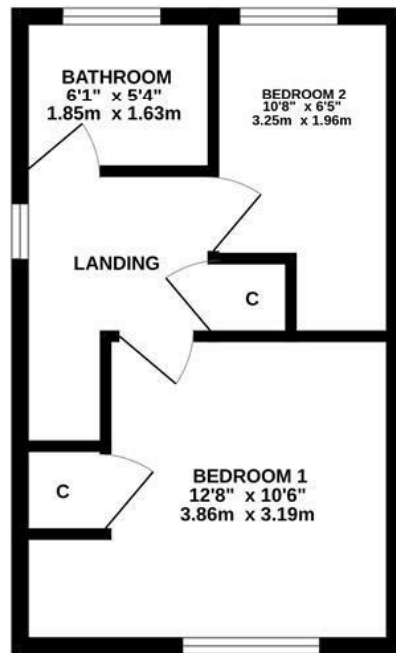
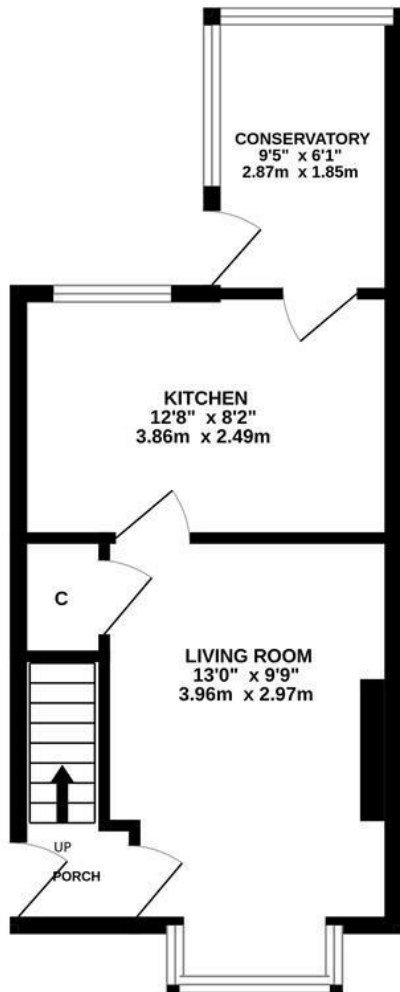
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

### **TENURE**

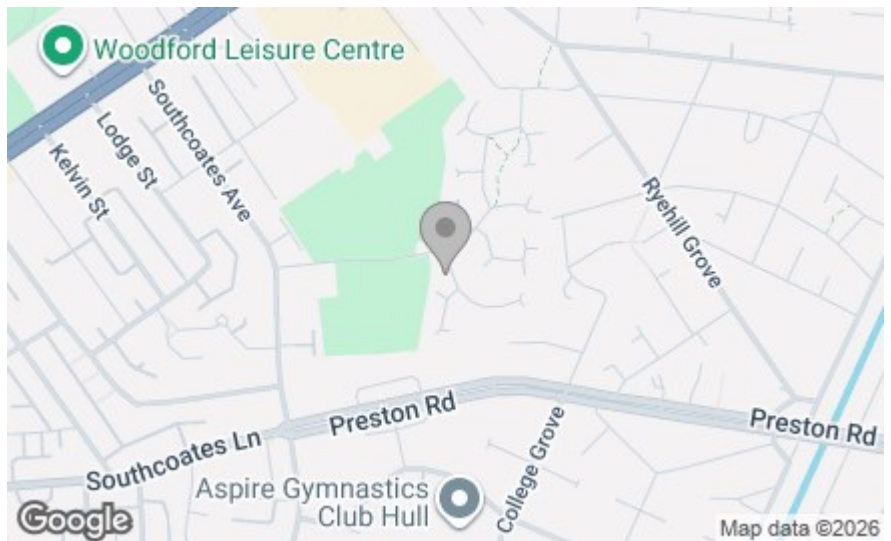
Symonds + Greenham have been informed that this property is Freehold.

### **VIEWINGS**

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



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
77	82

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential