



SYMONDS + GREENHAM

Estate and Letting Agents



22 Waudby Close, Hessle, HU13 0QW

£225,000

Symonds and Greenham are pleased to present this exceptional three-bedroom semi-detached house located on Waudby Close in the charming village of Hessle. Built just four years ago by the esteemed David Wilson Homes, this property offers a perfect blend of modern living and convenience, making it an ideal choice for families and first-time buyers alike.

The home is ideally situated within easy reach of a variety of local amenities, including shops, supermarkets, cafes, bars, and restaurants. Families will appreciate the proximity to highly regarded schools, while excellent transport links to Hull and the motorway, to ensure that commuting is a breeze.

Upon arrival, you will find convenient off-street parking to the front. The generous rear garden is a delightful feature, predominantly laid with artificial grass for low maintenance, complemented by a paved patio area that is perfect for outdoor entertaining or simply enjoying the sunshine.

Internally, the ground floor presents a stylish living room that invites relaxation, alongside a modern kitchen/diner that is well-equipped for culinary enthusiasts. A convenient downstairs WC adds to the practicality of the layout.

Moving to the first floor, you will discover two spacious double bedrooms, with the master bedroom benefiting from an en-suite shower room and fitted wardrobes. A single third bedroom and a family bathroom complete this well-appointed home.

This property is a true gem in a sought-after location, offering a wonderful opportunity to enjoy contemporary living in a vibrant community. Do not miss the chance to make this house your home.

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.

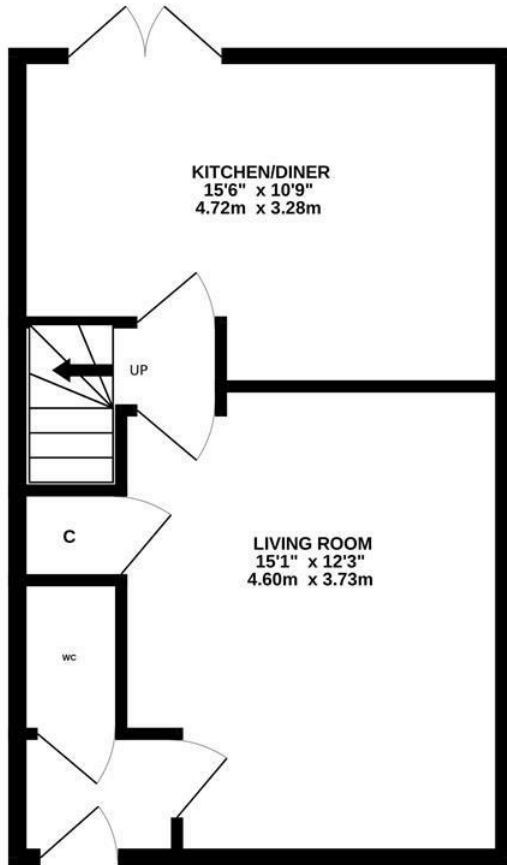
DISCLAIMER

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.

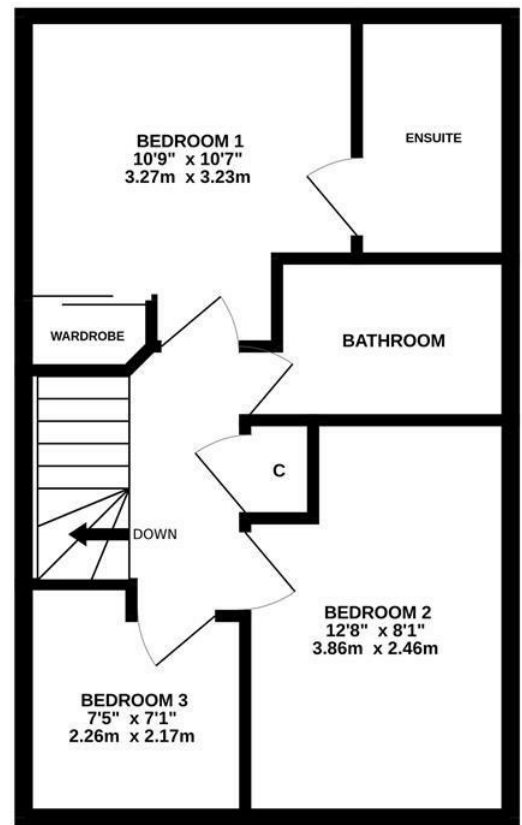
VIEWINGS

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

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) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(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			
(02 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	

