



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



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

### **£150,000**

BEAUTIFULLY PRESENTED TWO-BEDROOM MID-TERRACE HOME FEATURING A MODERN KITCHEN AND BATHROOM, GENEROUS DOUBLE BEDROOMS, LANDSCAPED GARDEN, OFF-STREET PARKING, AND OPEN FIELD VIEWS TO THE FRONT AND REAR.

Nestled in the charming area of Baildon Court, Hedon, Hull, this delightful mid-terrace house presents an excellent opportunity for first-time buyers and investors alike. The property features a smart and modern design, having been tastefully updated by the current owner, making it ready for you to move in without delay.

Upon entering, you will find a modern kitchen which is well-equipped, providing a functional area for culinary pursuits. Through to a good-sized lounge that offers a welcoming space for relaxation and entertainment. The home features two generously sized double bedrooms, ensuring ample space for rest and personalisation. The contemporary fitted bathroom adds to the overall appeal, combining style with practicality.

One of the standout features of this property is the beautifully landscaped garden, which offers a serene outdoor space to enjoy. Additionally, the house benefits from field views at both the front and back, enhancing the tranquil atmosphere. Off-street parking is also available, providing convenience for residents and guests.

Hedon is renowned for its reputable schools and a diverse range of local amenities, including supermarkets, restaurants, and public houses. This makes the location ideal for families and individuals seeking a vibrant community. Furthermore, the property is available with no onward chain, ensuring a smooth and straightforward purchasing process. With its attractive features and prime location, this two-bedroom town house is a must-see. Do not miss the chance to make this lovely home your own.

### **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.

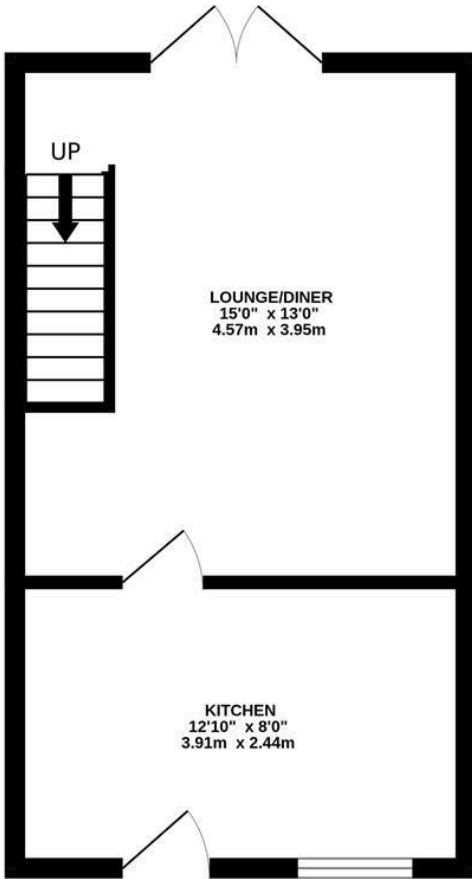
### **TENURE**

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

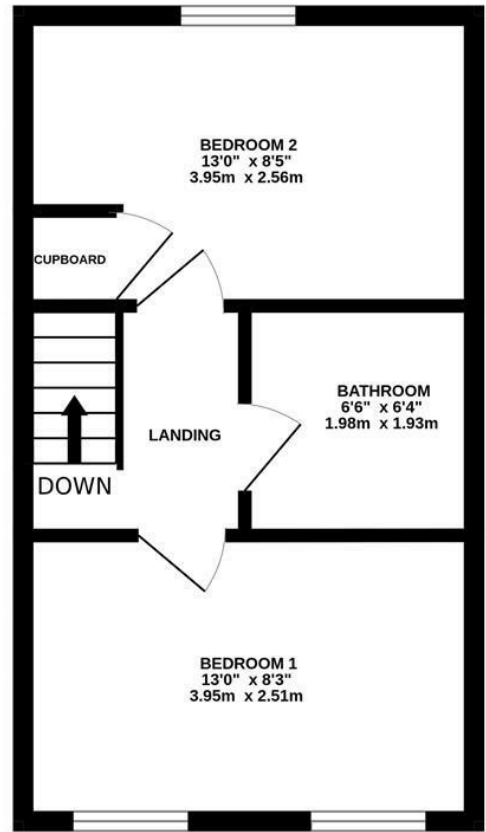
### **VIEWINGS**

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

GROUND FLOOR  
301 sq.ft. (27.9 sq.m.) approx.

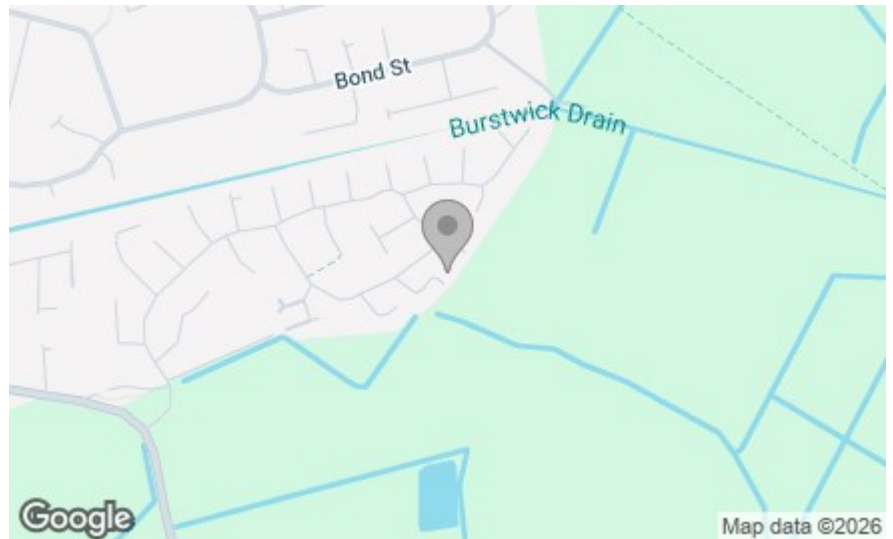


1ST FLOOR  
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.9 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.  
Made with Metropix ©2026



| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (82 plus) <b>A</b>                          |                         |
| (81-81) <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 |                         |
|   | <b>91</b>               |
|   | <b>75</b>               |
| 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>  |                         |
| (81-81) <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 |