



SYMONDS + GREENHAM

Estate and Letting Agents



51 Ladyside Close, Hull, Yorkshire HU7 5AB

£100,000

DISCOVER THIS BEAUTIFULLY PRESENTED THREE-BEDROOM MID-TERRACE HOME ON LADYSIDE CLOSE, FEATURING A SPACIOUS LOUNGE/DINER, MODERN KITCHEN AND BATHROOM, A SOUTH-FACING GARDEN, AND A PRIME LOCATION CLOSE TO KINGSWOOD RETAIL PARK — PERFECT FOR FIRST-TIME BUYERS OR FAMILIES.

Welcome to this charming mid-terraced house located on Ladyside Close. This well-presented property is a true credit to its current owners and is perfect for small families or first-time buyers seeking a home that is ready to move into.

As you step inside, you will be greeted by a spacious 20-foot lounge/diner, providing an inviting space for relaxation and entertaining. The modern kitchen is designed with functionality in mind, making meal preparation a delight. The contemporary bathroom suite adds a touch of elegance, ensuring comfort for all residents.

This lovely home features three well-proportioned bedrooms, offering ample space for family members or guests. One of the standout features of this property is the south-facing rear garden, which is perfect for enjoying sunny days and outdoor activities.

Situated close to Kingswood retail park, you will have easy access to a supermarket, cinema, and a variety of retail outlets and restaurants, making daily life convenient and enjoyable.

DOUBLE GLAZING

The property has the benefit of double glazing.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

VIEWINGS

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

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.

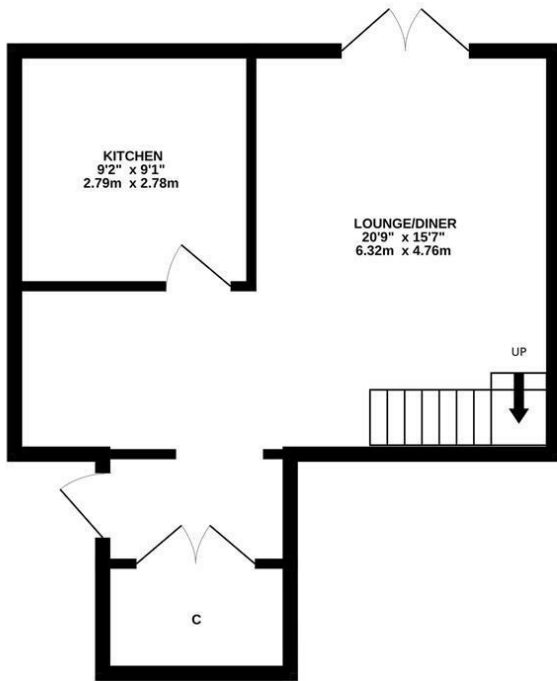
TENURE

Symonds + Greenham have been informed that this property is Freehold

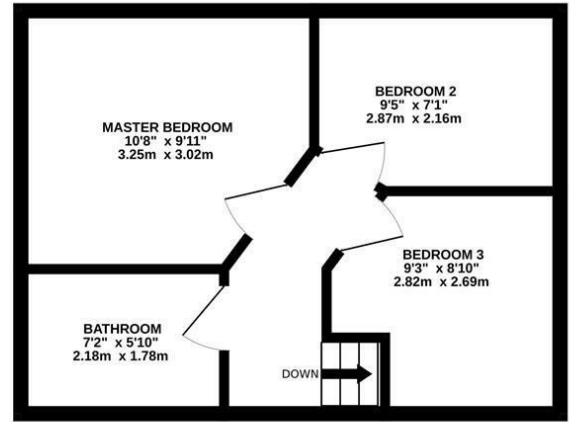
COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "A"

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	
(82 plus) A	76
(81-81) B	
(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	
(82 plus) A	90
(81-81) 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

