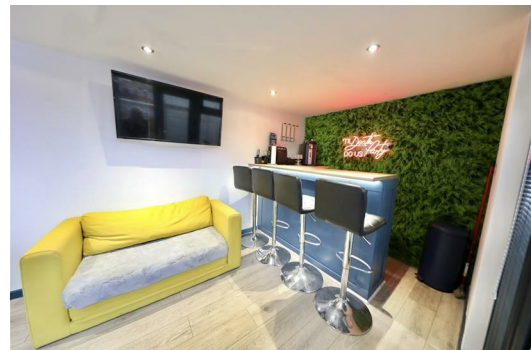




SYMONDS + GREENHAM

Estate and Letting Agents



18 Jendale, Hull, HU7 4BD

£175,000

THREE BED SEMI PLUS LOFT SPACE - GARAGE CONVERTED INTO A GORGEOUS BAR AREA- THROUGH LOUNGE /DINER.

Welcome to this charming semi-detached house located in the desirable area of Jendale, Hull.

This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The house features a thoughtfully converted loft space, providing additional versatility for your needs, whether it be a study, playroom, or guest accommodation.

As you enter, you are greeted by a spacious through lounge diner, perfect for entertaining guests or enjoying family meals. The beautiful kitchen is a standout feature, offering a modern and inviting space for culinary enthusiasts. The property is presented in move-in condition, allowing you to settle in without the hassle of renovations.

For those who appreciate leisure and entertainment, the garage has been transformed into an impressive bar area, creating a unique space for social gatherings or simply unwinding after a long day. Additionally, there is parking available for vehicles, ensuring convenience for you and your guests.

This lovely home is not just a place to live; it is a lifestyle choice, combining comfort, style, and functionality. With its prime location in Jendale, you will enjoy easy access to local amenities, schools, and transport links. This property truly offers a wonderful opportunity for anyone looking to make a house their home. Don't miss out on the chance to view this exceptional property.

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.

TENURE

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

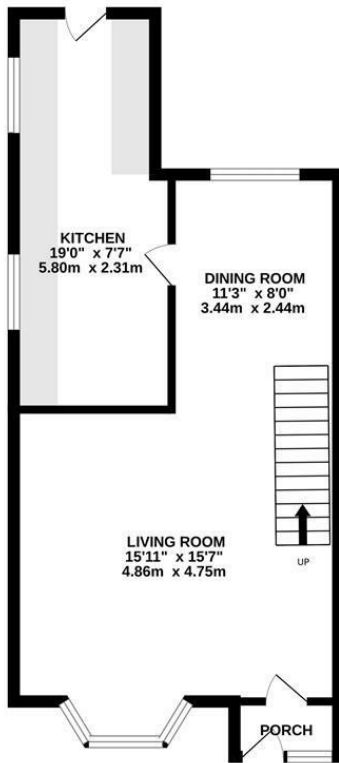
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

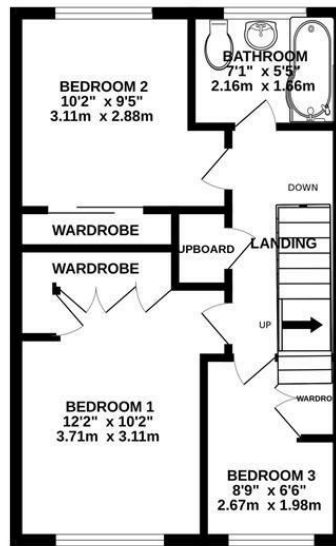
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

Please note the loft room is NOT done to building regulations.

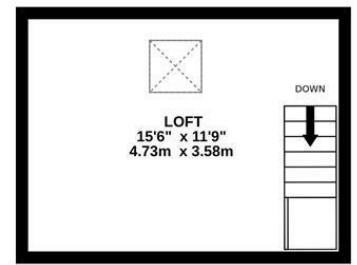
GROUND FLOOR



1ST FLOOR



2ND 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			
(81-91) 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			
(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	

