



SYMONDS + GREENHAM

Estate and Letting Agents



1 Ainslie Road, Hull, HU12 8LN

£120,000

Nestled on Ainslie Road in the charming market town of Hedon, this lovely semi-detached true bungalow presents an excellent opportunity for those seeking a comfortable and convenient lifestyle. With no onward chain, this property is ready for you to move in and make it your own.

The bungalow features a welcoming entrance hall that leads to a spacious lounge, perfect for relaxation and entertaining, the well-appointed kitchen offers functionality and ease. The property comprises two well-sized bedrooms, making it suitable for a couple or a single occupant. The bathroom adds to the convenience of this home.

This outdoor area is a true highlight, ideal for gardening enthusiasts or those who simply wish to bask in the sun. Additionally, the bungalow benefits from ample off-street parking and a garage, ensuring that you have all the space you need for vehicles and storage.

Hedon is known for its well-regarded schools and a variety of local amenities, including supermarkets and public houses, all within easy reach. This location offers a perfect blend of community spirit and accessibility to nearby Hull.

True bungalows are a rare find in today's market, and this one is sure to attract interest. Don't miss out on the chance to view this delightful property—book your viewing today!

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 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.

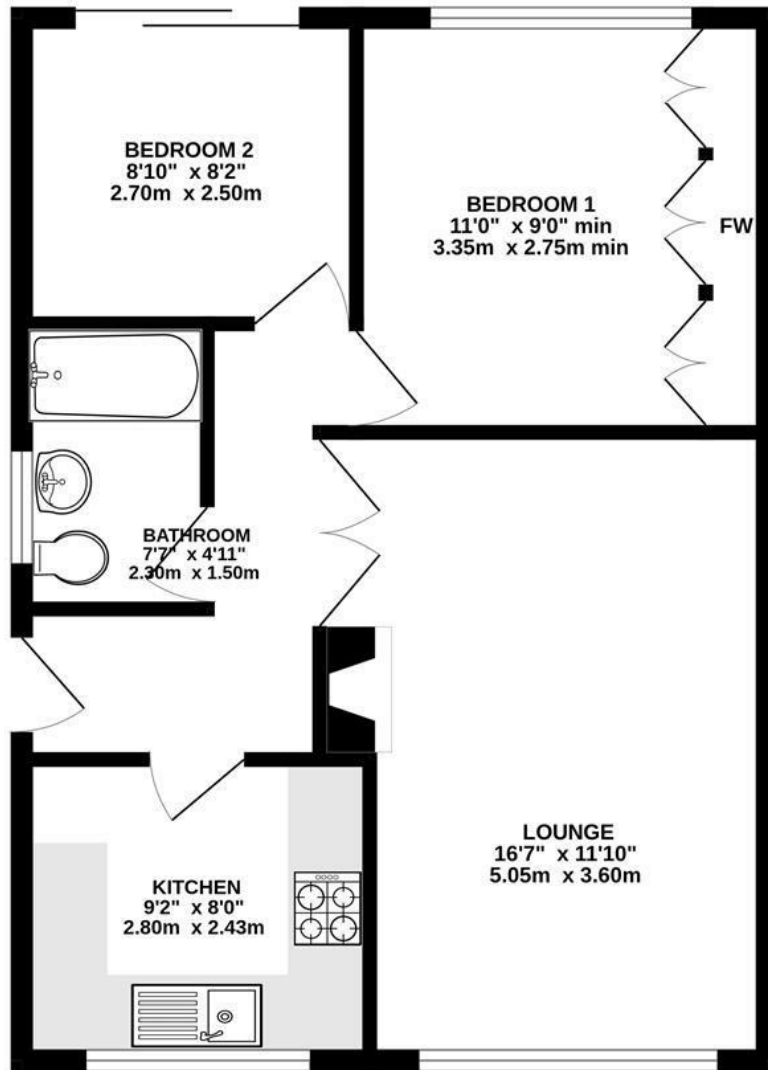
FLOOR PLAN DISCLAIMER

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.

VIEWINGS

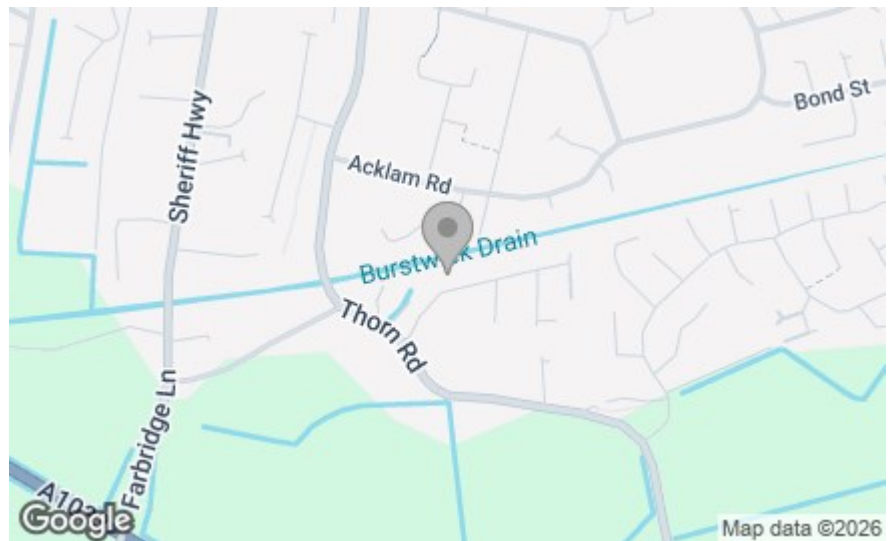
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 539 sq.ft. (50.1 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.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	75
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(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