



SYMONDS + GREENHAM

Estate and Letting Agents



63 Waudby Way, Hull, HU9 4DG

£145,000

STYLISH TWO-BEDROOM END-TERRACE HOME IN A SOUGHT-AFTER AREA OF HULL, FEATURING A MODERN KITCHEN DINER, SPACIOUS LOUNGE, OFF-ROAD PARKING AND EXCELLENT ACCESS TO LOCAL AMENITIES AND THE CITY CENTRE.

Welcome to this charming end-terrace house located on Waudby Way in Hull, nestled in a highly desirable and tranquil residential area. This delightful property features a spacious and light-filled lounge that overlooks the rear garden, creating an inviting space perfect for both relaxation and entertaining guests. The modern kitchen diner is well-equipped with integrated appliances, making meal preparation a pleasure.

The sleek and contemporary downstairs w/c adds a touch of everyday luxury, ensuring that your daily routines are both comfortable and stylish. Upstairs, you will find two generous double bedrooms, each offering ample space and flexibility to suit your lifestyle needs. A family bathroom completes the first floor, providing convenience for all.

This property is ideal for first-time buyers eager to embark on their homeownership journey or for those looking to downsize while maintaining a stylish yet practical living space. In addition to its appealing interior, the house benefits from off-road parking and a driveway, providing convenience and ease for you and your guests.

The location is particularly advantageous, with easy access to local amenities, including shops, schools, and parks, all within close proximity to Hull City Centre. This property presents an excellent opportunity for those looking to settle in a peaceful yet well-connected neighbourhood. Don't miss your chance to make this lovely house your new home.

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 "A"

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.

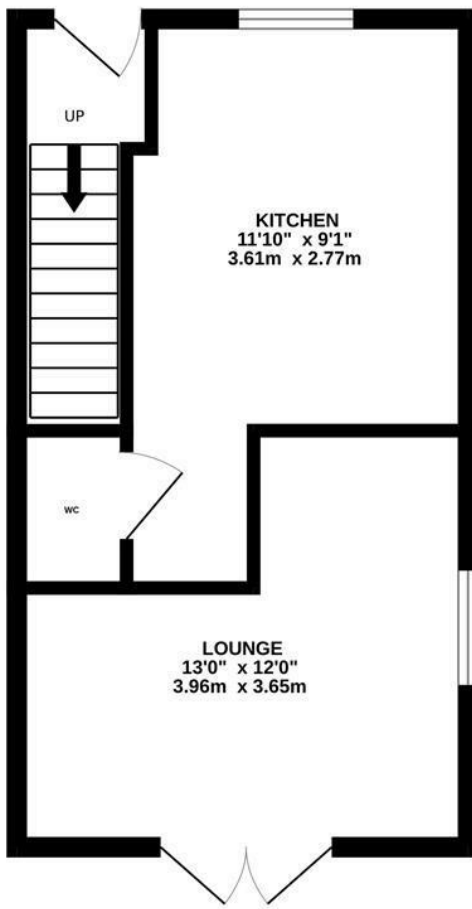
TENURE

Symonds + Greenham have been informed that this property is Freehold

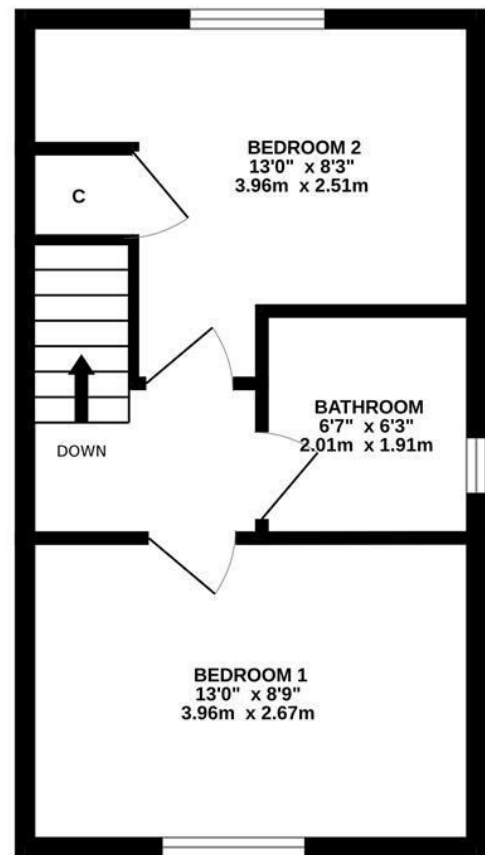
VIEWINGS

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

GROUND FLOOR



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			97
(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	

