



SYMONDS + GREENHAM

Estate and Letting Agents



50 Cradley Road, Hull, HU5 5SL

£125,000

Symonds and Greenham are delighted to present this charming two bedroom semi detached home on Cradley Road, ideally positioned close to a wide range of local amenities including shops, supermarkets and cafes, as well as good schools and excellent transport links. The property offers a great balance of convenience and residential living.

The interior is stylishly presented throughout, with a warm and welcoming feel and well considered finishes that enhance the overall living space. The ground floor comprises a comfortable lounge, a modern fitted kitchen and a bright conservatory with underfloor heating, providing versatile areas ideal for both relaxing and entertaining.

To the first floor are two good sized, well presented, stylish bedrooms along with a contemporary family bathroom.

Externally, the property benefits from driveway parking to the front providing space for multiple vehicles. To the rear is a generous garden, ideal for outdoor use, along with a garden room positioned at the end of the plot, adding further versatility to the space.

This is a well located and adaptable home offering excellent potential, combining stylish interior presentation, comfort and flexibility in a popular residential area.

BOOK YOUR VIEWING NOW!

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

VIEWINGS

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

COUNCIL TAX

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

TENURE

Symonds + Greenham have been informed that this property is Freehold

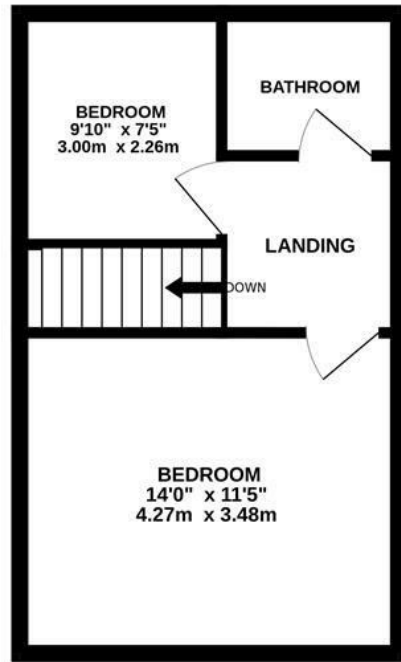
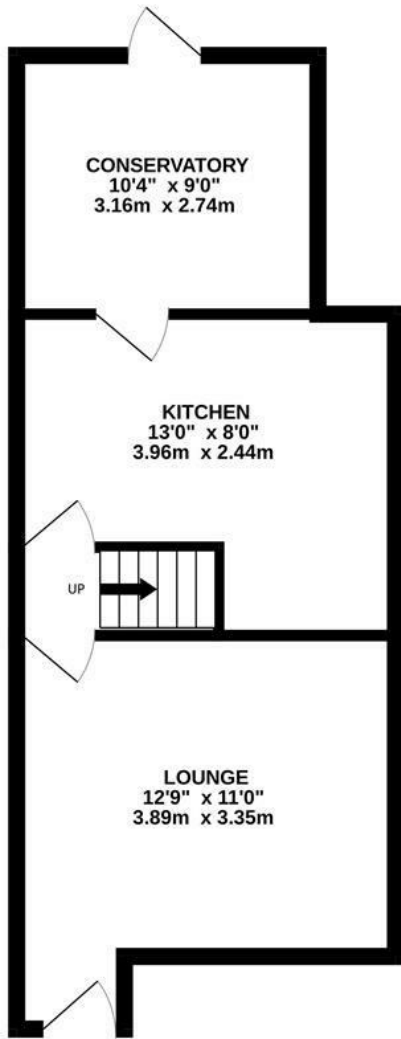
If you require more information on the tenure of this property please contact the office on 01482 444200.

FLOOR PLAN DISCLAIMER

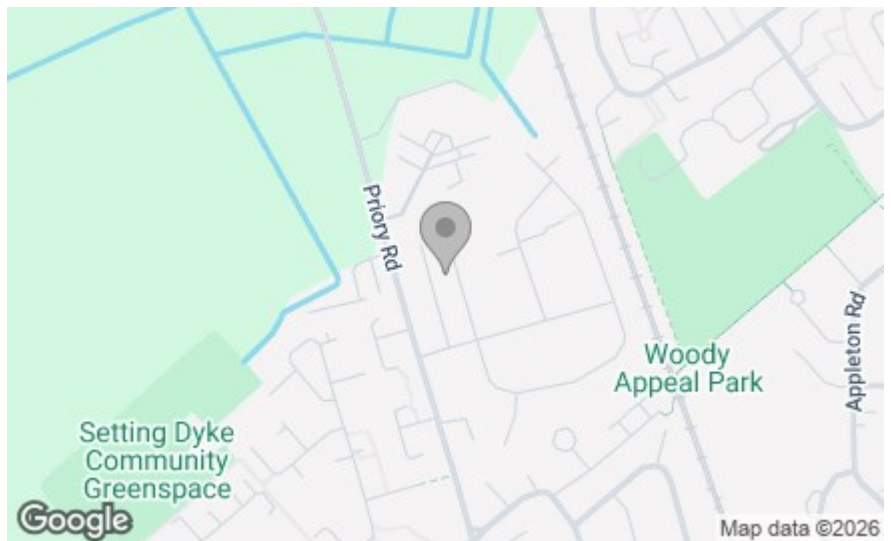
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

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.



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	78
(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	
(02 plus) A	78
(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