



SYMONDS + GREENHAM

Estate and Letting Agents



4 Waudby Close, Hessle, HU13 0QW **Offers in excess of £270,000**

IMMACULATE THREE BED SEMI - HIGHLY SOUGHT AFTER LOCATION - BEAUTIFUL FAMILY HOME - SHOW HOME CONDITION - SPACIOUS LIVING AREAS - TWO BATHROOMS - OFF STREET PARKING

This exceptional three bedroom semi detached home sits proudly within a popular modern development, offering stylish, turn key living ideal for families. Impeccably presented throughout, the property boasts a spacious lounge, a stunning open plan dining kitchen and the added convenience of a utility room and downstairs WC. Upstairs, three well proportioned bedrooms are served by a contemporary family bathroom, with the principal bedroom enjoying its own sleek en suite. Outside, the rear garden is perfect for entertaining or relaxing, while driveway parking adds further appeal.

Set within walking distance of well regarded schools and local parks, and with superb road and rail links via the A63 and Hessle station, this is a fantastic opportunity to secure a home that blends comfort, style and convenience effortlessly.

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.

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.

COUNCIL TAX BAND

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

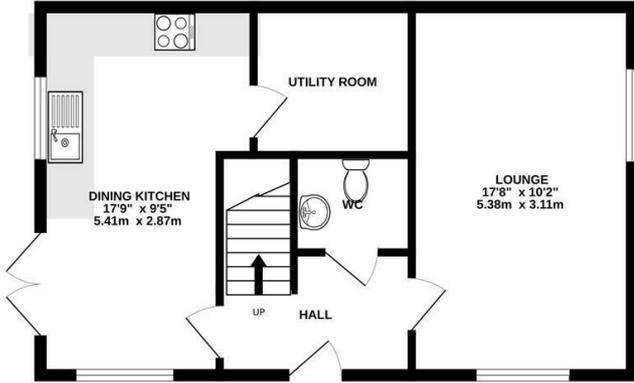
VIEWINGS

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

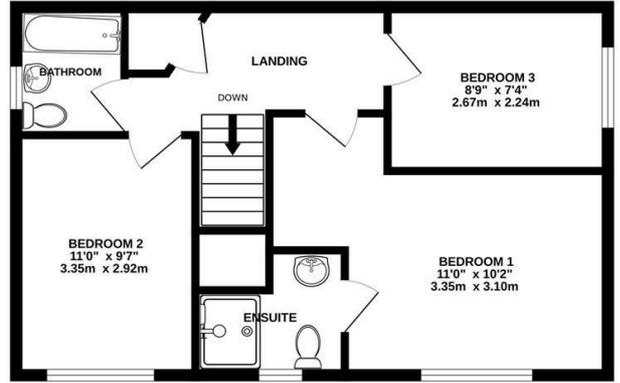
DISCLAIMER

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.

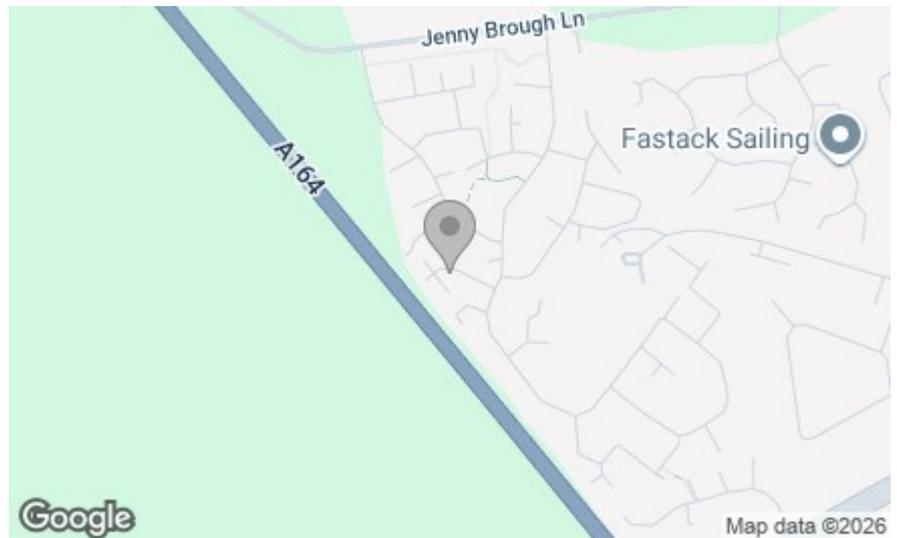
GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 910sq.ft. (84.5 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	
(92 plus) A	95
(81-91) B	84
(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