



SYMONDS + GREENHAM

Estate and Letting Agents



10 Amanda Close, Hull, HU6 8BJ

£152,500

NO ONWARD CHAIN - DELIGHTFUL TWO BED SEMI DETACHED BUNGALOW - POPULAR HU6 LOCATION - IMMACULATELY PRESENTED THROUGHOUT - GARAGE AND OFF STREET PARKING - STYLISH AND MODERN - CLOSE TO AMENITIES

Tucked away on the peaceful Amanda Close, just off Hall Road, this immaculate detached bungalow is perfectly positioned for easy access to local amenities and regular bus routes. Set on a quiet residential street, it offers a calm, welcoming atmosphere from the moment you arrive.

Beautifully presented and in pristine condition, this move in ready home blends style with comfort. Step into the inviting hallway and discover two lovely bedrooms, a modern bathroom, and a spacious, stylish living room complete with a focal fireplace – perfect for cosy evenings. The real heart of the home is the stunning kitchen diner – a stylish, airy space designed for both everyday living and entertaining. Bathed in natural light from its large windows and modern sliding doors, it creates a seamless flow out to the immaculate paved patio.

The rear garden is a serene, low maintenance haven framed by mature plants and lush shrubbery – a private escape where you can enjoy the sunshine in peace. From here, you can also access the well kept garage, complete with power supply. The front garden is equally attractive, while a side driveway provides convenient off street parking.

DON'T DELAY...BOOK YOUR VIEWING NOW!

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

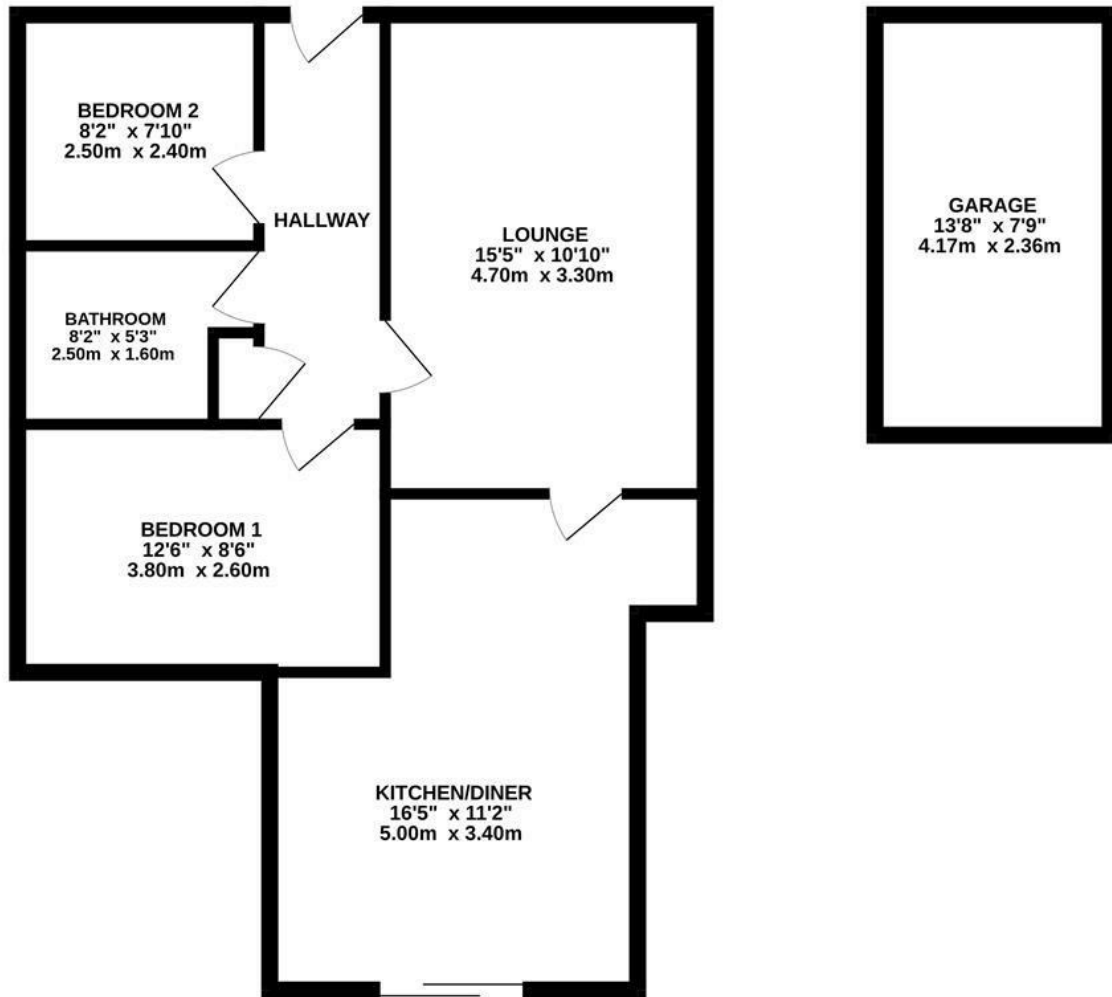
Symonds + Greenham have been informed that this property is Freehold.

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

VIEWINGS

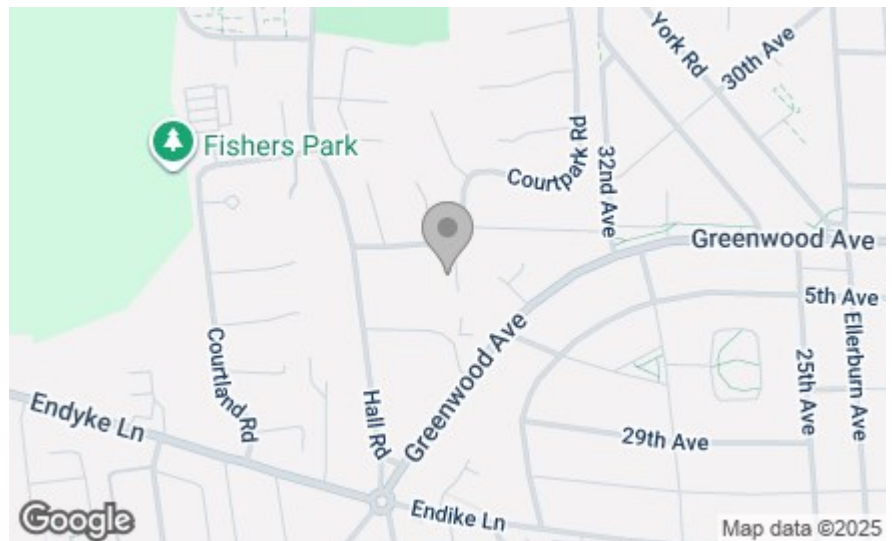
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 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		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	
(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	
(92 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	