



SYMONDS + GREENHAM

Estate and Letting Agents



33 Wascana Close, Hull, HU4 7BY **Offers in the region of £175,000**

A Well-Presented Three Bedroom Semi-Detached Home in a Sought-After Location

This attractive three-bedroom semi-detached property offers well-proportioned family accommodation and is ideally positioned on a popular residential road, close to a range of local amenities and excellent schools. Benefiting from gas central heating, double glazing, and ample off-road parking for multiple vehicles, the home is perfect for families or first-time buyers.

The accommodation comprises a welcoming entrance hall, convenient ground floor cloakroom/WC, spacious through lounge with a dining area, a well-fitted kitchen, three bedrooms, and a modern family bathroom. Externally, the property enjoys gardens to both the front and rear, providing a mix of off-street parking and outdoor living space.

Situated just off Anlaby Park Road South, the property is ideally placed for a wide range of amenities including Sainsbury's supermarket, Hessle Square, and Hull City Centre. It also offers excellent transport links via Clive Sullivan Way and the A63/M62 motorway network, making it a convenient base for commuters.

GROUND FLOOR

ENTRANCE HALL

Welcoming entrance hall featuring a double glazed entrance door and staircase leading to the first floor.

DOWNSTAIRS WC

Convenient ground floor cloakroom fitted with a low-level WC

THROUGH LOUNGE & DINING AREA

21'3 x 11'1 (6.48m x 3.38m)

Spacious and light-filled dual-aspect reception room ideal for both relaxation and entertaining with bay window, feature electric fireplace and sliding doors to the rear garden

KITCHEN

7'9 x 13'11 (2.36m x 4.24m)

Well-appointed kitchen with a range of matching base and wall units, complemented by laminate work surfaces and tiled splashbacks. Includes a stainless steel sink unit, integrated gas hob and oven with extractor hood above, vinyl flooring, plumbing for washing machine and dishwasher, double glazed window to the side, and a double glazed door leading to the rear garden.

FIRST FLOOR

LANDING

With loft access offering potential for storage or further conversion (subject to planning and consents).

BEDROOM ONE

10'9 x 11'8 (3.28m x 3.56m)

Generously sized principal bedroom with double glazed angled bay window, radiator, and a full range of built-in wardrobes with stylish sliding doors.

BEDROOM TWO

10'9 x 11'11 (3.28m x 3.63m)

A second spacious double bedroom overlooking the rear garden, featuring a double glazed window, radiator, and fitted wardrobes with sliding doors.

BEDROOM THREE

6'4 x 8'0 (1.93m x 2.44m)

Ideal as a nursery, home office or guest room

BATHROOM

6'3 x 6'7 (1.91m x 2.01m)

Modern family bathroom fitted with a three-piece white suite comprising a panelled bath with shower over, wash hand basin, and WC. Fully tiled walls, vinyl flooring, heated towel rail, and a double glazed window to the rear.

OUTSIDE

To the front, a large pebbled driveway provides ample off-street parking. The rear garden is mainly laid to lawn with well-established flower and shrub borders, enclosed by fencing with a gated access, creating a private and secure outdoor space ideal for families or entertaining.

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 B

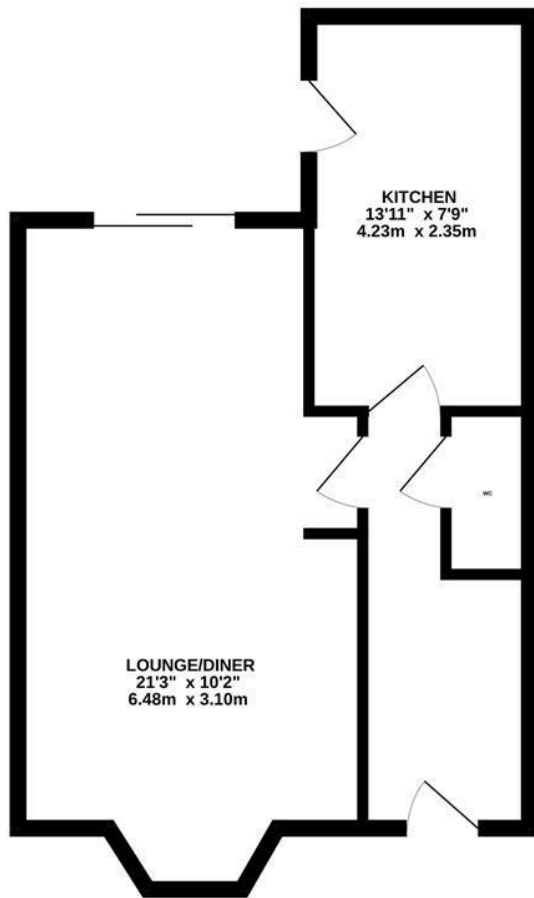
VIEWINGS

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

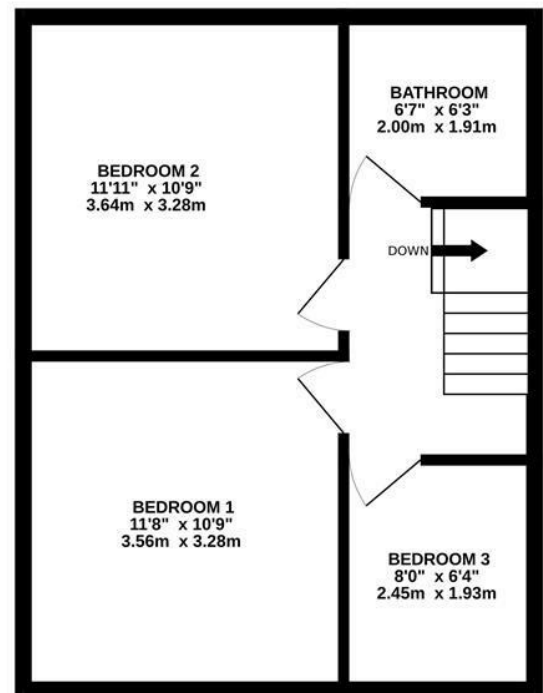
DISCLAIMER

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



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			
(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	

