



SYMONDS + GREENHAM

Estate and Letting Agents



26 Ledbury Road, Hull, HU5 5SJ

£135,000

Nestled on the desirable Ledbury Road in Hull, this delightful two-bedroom semi-detached house presents an ideal opportunity for first-time buyers. The property boasts a well-decorated interior, featuring a modern kitchen and a stylish bathroom that enhance the overall appeal of the home. The master bedroom and living room are particularly noteworthy, offering a touch of elegance and comfort.

Convenience is at the forefront of this location, with a variety of shops, supermarkets, cafes, bars, and restaurants just a short stroll away. Families will find the nearby schools to be a significant advantage, while commuters will appreciate the excellent transport links that make travelling a breeze.

Outside, the property offers off-street parking along with a shared side drive, ensuring ease of access. The generous lawned garden at the rear provides a perfect space for relaxation or outdoor activities, complemented by a garage for additional storage or workshop needs.

This charming home on Ledbury Road is not just a property; it is a lifestyle choice, combining comfort, convenience, and style in one attractive package. Whether you are looking to start your journey as a homeowner or seeking a lovely place to settle down, this semi-detached house is certainly worth considering.

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.

COUNCIL TAX BAND

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

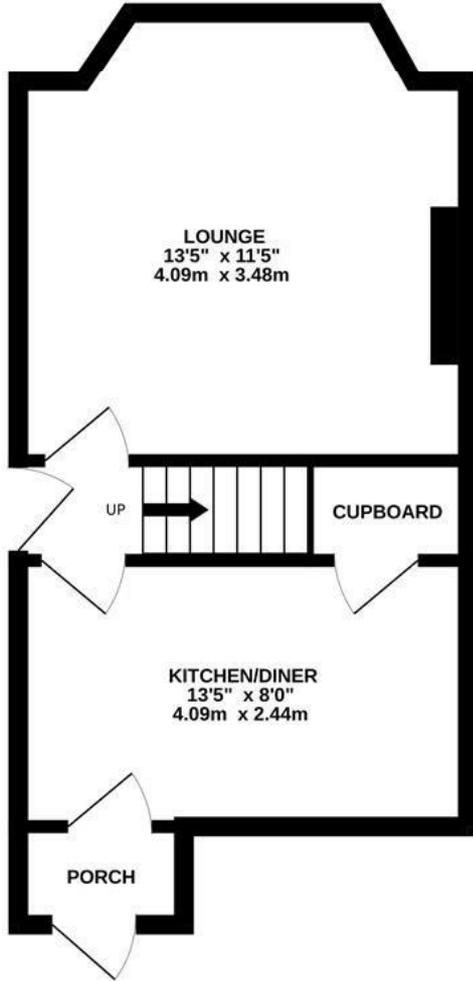
DISCLAIMER

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.

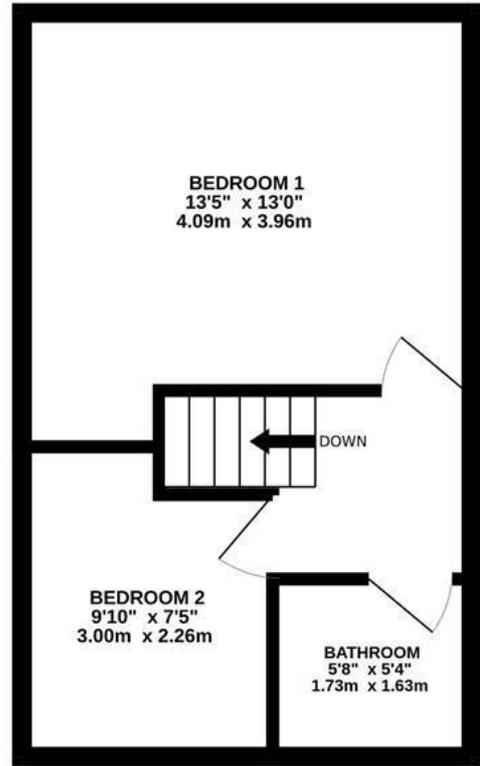
VIEWINGS

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

GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.

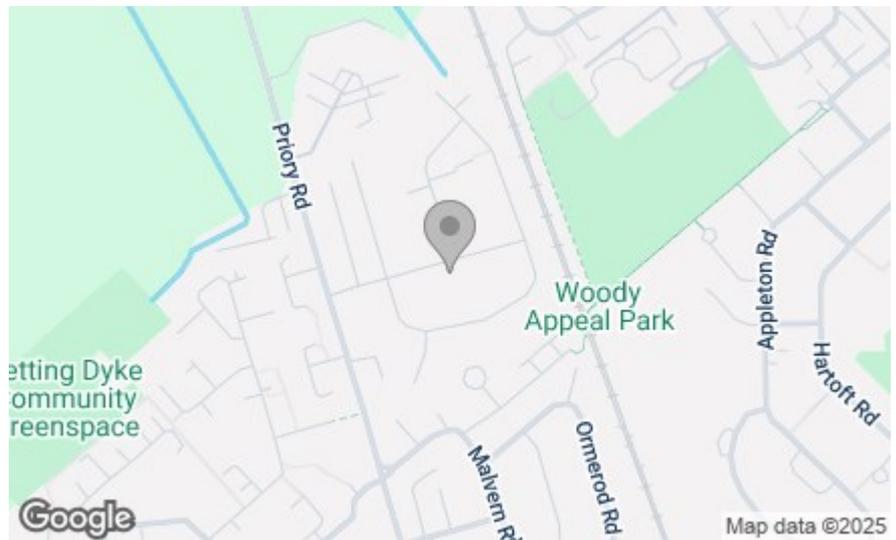


1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 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	
(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	83
(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