



SYMONDS + GREENHAM

Estate and Letting Agents



6 Waudby Way, Hull, HU9 4DF

Offers over £145,000

FANTASTIC TWO BED SEMI - QUIET, RESIDENTIAL LOCATION - CLOSE TO AMENITIES - IMMACULATELY PRESENTED THROUGHOUT - EXCELLENT REAR GARDEN - OFF STREET PARKING

Symonds and Greenham are delighted to introduce this beautifully presented two bedroom semi detached home on Waudby Way, a quiet and sought after residential development just off Grange Road in East Hull. The area offers a peaceful setting while remaining within easy reach of shops, amenities, and transport links, making it an ideal choice for first-time buyers, young professionals, or downsizers looking for a well maintained and move in ready property.

The accommodation briefly comprises a welcoming entrance hall leading through to a stylish and contemporary kitchen diner, a convenient ground floor WC, and a beautifully finished living room offering a comfortable and modern space to relax. To the first floor are two generous double bedrooms, both well proportioned, along with a smart family bathroom.

Outside, the property continues to impress with a good sized rear garden offering plenty of potential, a tidy front garden and a side drive providing off street parking for two vehicles. Homes of this standard in such a peaceful yet well-connected location are always in high demand—this one is sure to attract plenty of interest.

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 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.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

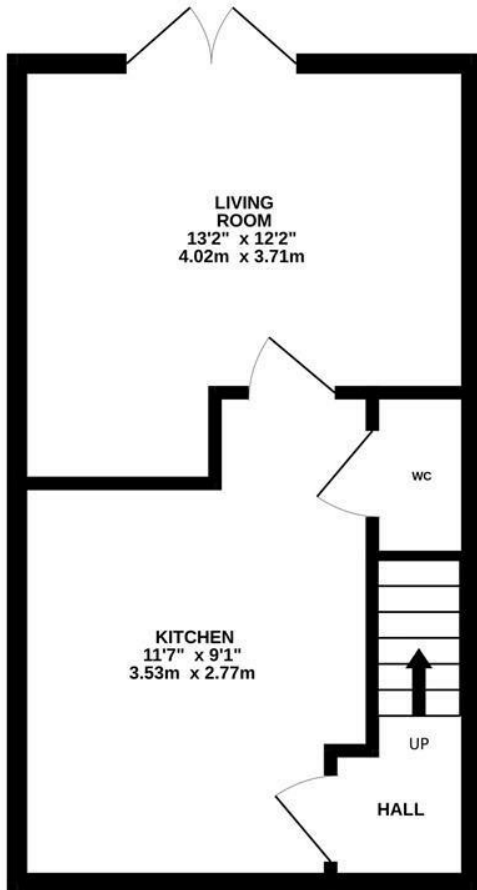
Symonds + Greenham have been informed that this property is Freehold.

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

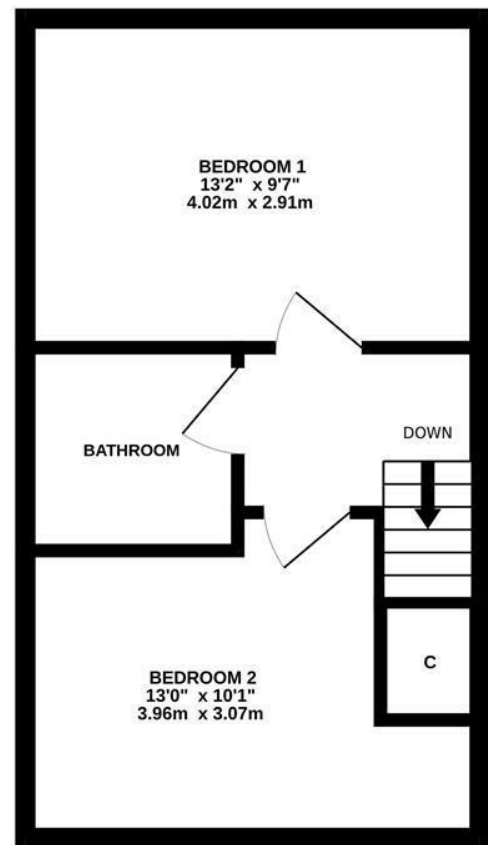
VIEWINGS

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

GROUND FLOOR



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		97
(81-91) B		
(69-80) C	83	
(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			
(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	

