



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **63 Waudby Way, Hull, HU9 4DG**

### **£145,000**

STYLISH TWO-BEDROOM END-TERRACE HOME IN A SOUGHT-AFTER AREA OF HULL, FEATURING A MODERN KITCHEN DINER, SPACIOUS LOUNGE, OFF-ROAD PARKING AND EXCELLENT ACCESS TO LOCAL AMENITIES AND THE CITY CENTRE.

Welcome to this charming end-terrace house located on Waudby Way in Hull, nestled in a highly desirable and tranquil residential area. This delightful property features a spacious and light-filled lounge that overlooks the rear garden, creating an inviting space perfect for both relaxation and entertaining guests. The modern kitchen diner is well-equipped with integrated appliances, making meal preparation a pleasure.

The sleek and contemporary downstairs w/c adds a touch of everyday luxury, ensuring that your daily routines are both comfortable and stylish. Upstairs, you will find two generous double bedrooms, each offering ample space and flexibility to suit your lifestyle needs. A family bathroom completes the first floor, providing convenience for all.

This property is ideal for first-time buyers eager to embark on their homeownership journey or for those looking to downsize while maintaining a stylish yet practical living space. In addition to its appealing interior, the house benefits from off-road parking and a driveway, providing convenience and ease for you and your guests.

The location is particularly advantageous, with easy access to local amenities, including shops, schools, and parks, all within close proximity to Hull City Centre. This property presents an excellent opportunity for those looking to settle in a peaceful yet well-connected neighbourhood. Don't miss your chance to make this lovely house your new home.

### **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.

### **FLOOR PLAN DISCLAIMER**

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

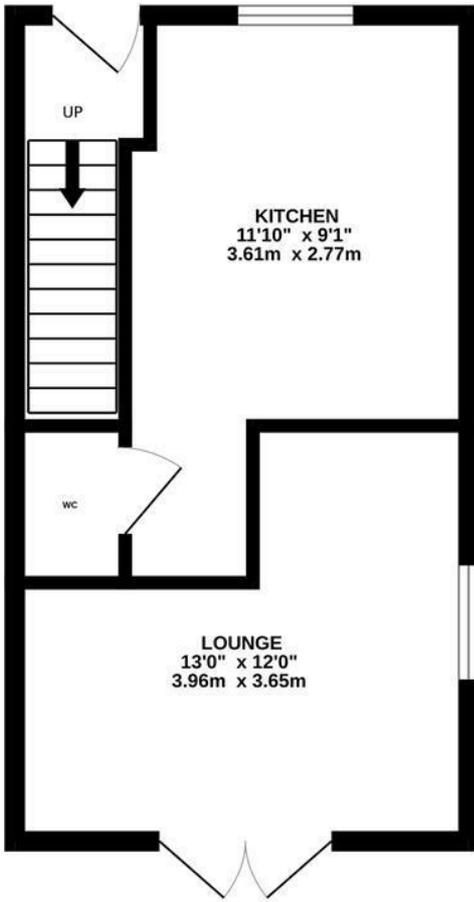
### **TENURE**

Symonds + Greenham have been informed that this property is Freehold

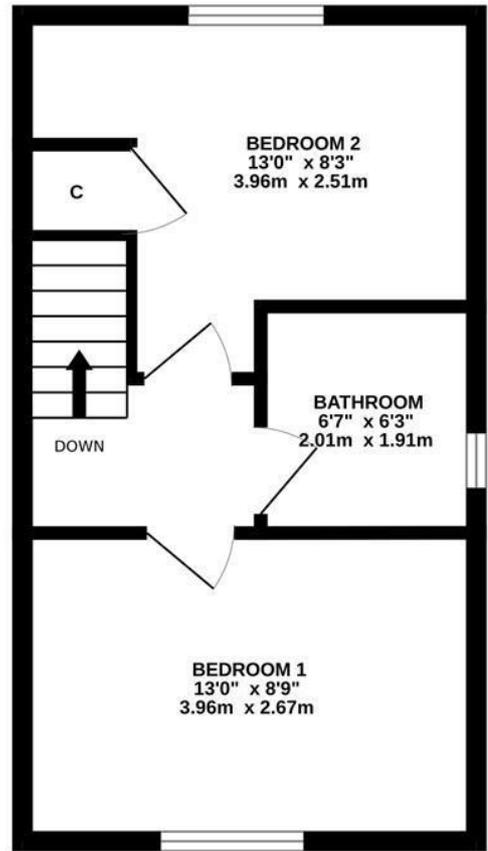
### **VIEWINGS**

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

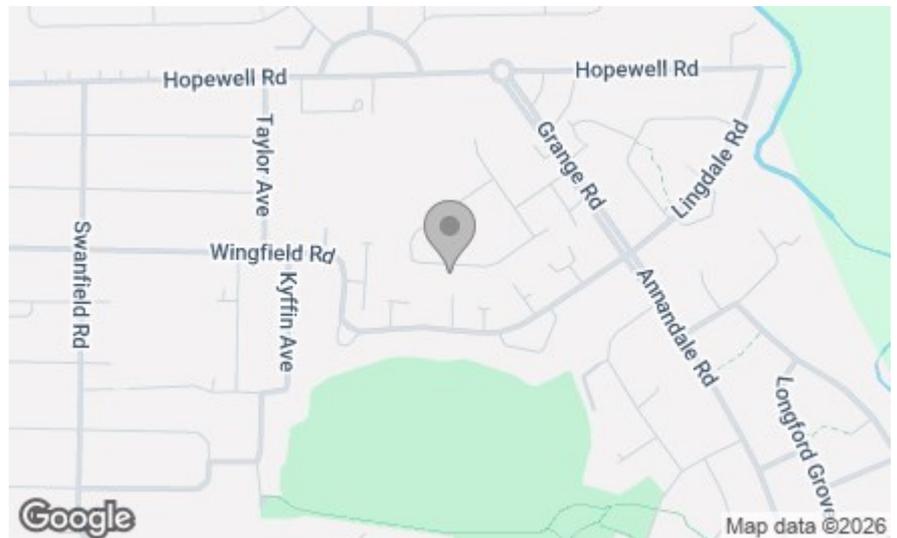
GROUND FLOOR



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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC