SYMONDS + GREENHAM

Estate and Letting Agents

16 Kedrum Road, Hull, HU9 3TZ
£205,000

SPACIOUS AND PERFECT FOR FAMILY LIVING, THIS MODERN THREE-BEDROOM TOWNHOUSE BOASTS THREE DOUBLE BEDROOMS, A MASTER EN-SUITE, GENEROUS REAR GARDEN WITH IMPRESSIVE SUMMER HOUSE, AND AMPLE OFF-STREET PARKING.

Nestled in on Kedrum Road in Hull, this charming three-bedroom semi-detached townhouse offers a perfect blend of modern living and comfort. Upon entering, you are greeted by a spacious and contemporary kitchen/breakfast room, ideal for family gatherings and entertaining guests. The kitchen seamlessly flows into a welcoming lounge, where French doors open up to a generous garden, creating a delightful indoor-outdoor living experience.

The property features three well-proportioned double bedrooms, with the master bedroom featuring an ensuite bathroom for added convenience. A family bathroom and a downstairs cloakroom ensure that all your needs are met, making this home both practical and stylish.

Outside, the property is complemented by a large private side driveway, providing ample parking space. The expansive rear garden is a true highlight, featuring a substantial summer house that is insulated and equipped with electricity, perfect for use as a home office, studio, or leisure space.

Located within a popular modern development in the east of the city, this townhouse is ideally situated for access to local schools and amenities. Furthermore, excellent transport links make it easy to navigate into and around Hull, enhancing the appeal of this lovely home. This property is a wonderful opportunity for families or professionals seeking a comfortable and convenient lifestyle.

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.

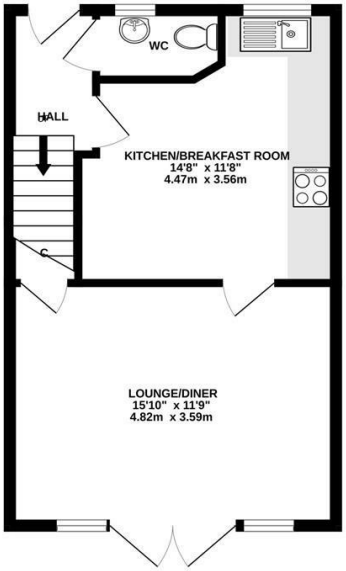
DOUBLE GLAZING
The property has the benefit of double glazing.

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.

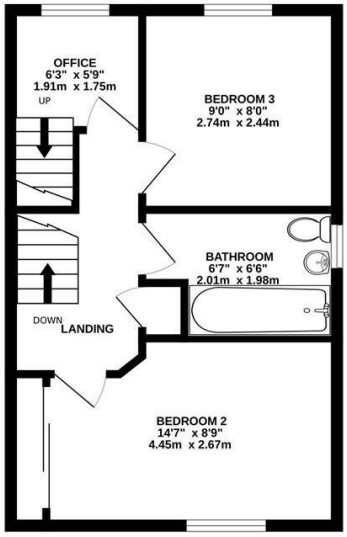
TENURE
Symonds + Greenham have been informed that this property is Freehold.
A yearly payment of £177.44 is made to Residential Management Group for the upkeep and maintenance of the communal areas and grounds within the development.
If you require more information on the tenure of this property please contact the office on 01482 444200.

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

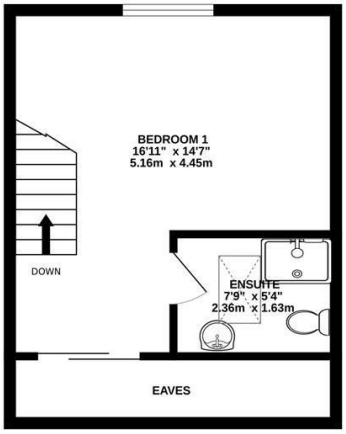
GROUND FLOOR



1ST FLOOR



2ND 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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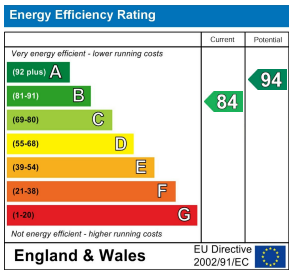

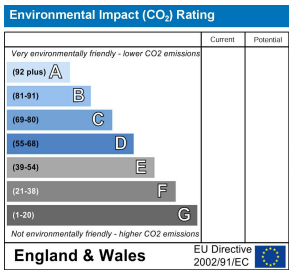

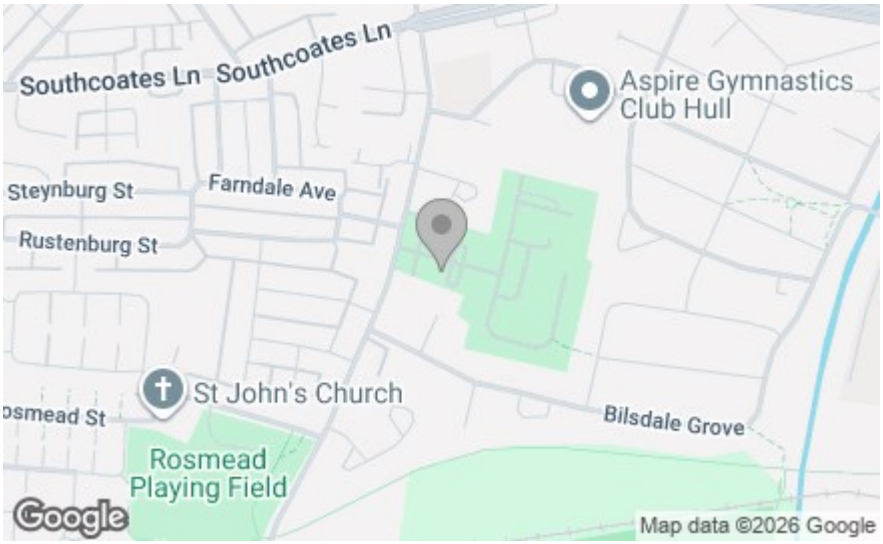

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