



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **20 Cundall Close, Hull, HU9 3AL** **£115,000**

**CHARMING TWO-BED END-OF-TERRACE HOME - LOCATED ON CUNDALL CLOSE - IDEAL FOR FIRST-TIME BUYERS OR DOWNSIZERS - WELL-FITTED, FUNCTIONAL KITCHEN - OFF-STREET PARKING FOR TWO VEHICLES - OFFERED WITH NO CHAIN - READY TO MOVE IN - CLOSE TO LOCAL AMENITIES & HOLDERNESS ROAD SHOPS - EASY ACCESS TO TRANSPORT LINKS - GREAT OPPORTUNITY TO ADD YOUR PERSONAL TOUCH**

Welcome to this delightful two-bedroom end-of-terrace house nestled on Cundall Close in Hull. This well-presented property is an ideal choice for first-time buyers or those looking to downsize, offering a wonderful opportunity to create a home that reflects your personal style.

As you enter, you will find a comfortable lounge that invites relaxation, perfect for unwinding after a long day. The well-fitted kitchen is both functional and welcoming, providing a great space for culinary adventures. The property boasts off-street parking for two vehicles at the front, ensuring convenience for you and your guests. One of the key advantages of this home is that it is offered with no chain involved, allowing for a smooth and swift transition into your new abode. The smart accommodation is ready for immediate occupation, yet it also presents the perfect canvas for you to add your own personal touches and make it truly yours.

Situated just off Southcoates Lane, this residence is ideally placed for easy access to local amenities. A short drive will take you to Holderness Road, where you will discover a wide array of shopping facilities to cater to your everyday needs. This charming end-of-terrace house is not just a property; it is a place where you can build memories and enjoy a comfortable lifestyle. Don't miss the chance to make this lovely home your own and embrace the potential it holds.

### **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.

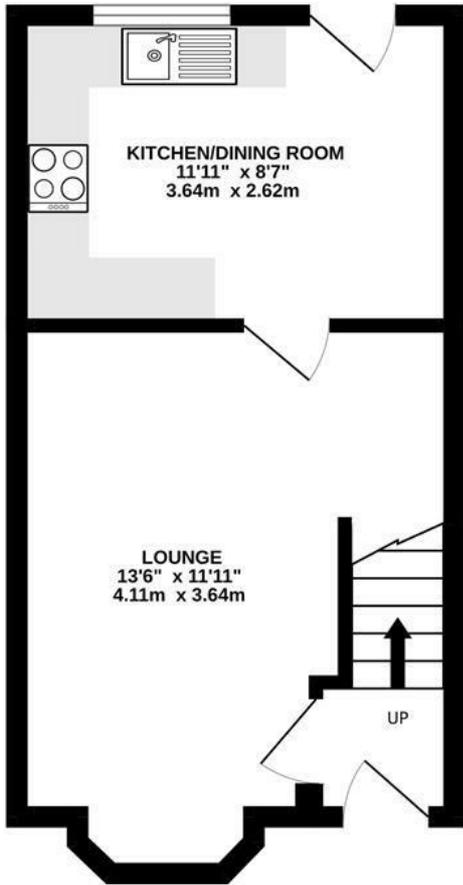
### **TENURE**

Symonds + Greenham have been informed that this property is Freehold

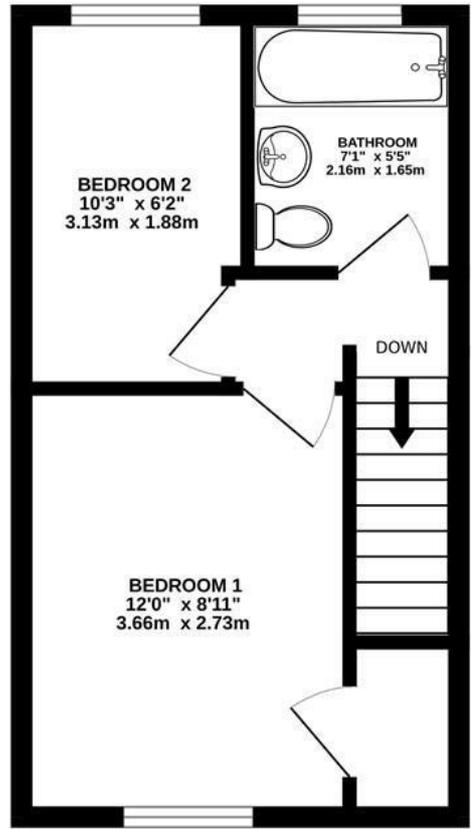
### **VIEWINGS**

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

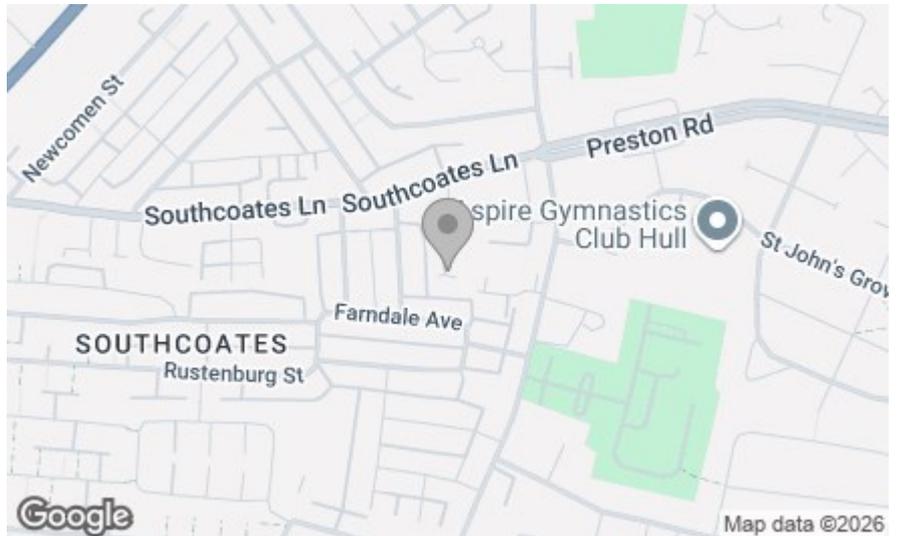
GROUND FLOOR



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	