SYMONDS + GREENHAM

*Estate and Letting Agents*









# 10 Kendrew Close, Hull, HU9 4DH
# £122,500

MODERN THREE-BEDROOM SEMI-DETACHED HOME IN THE CITY'S REACH DEVELOPMENT, AVAILABLE AND A 30% FIRST HOMES DISCOUNT — FEATURING A SPACIOUS KITCHEN DINER, LIGHT-FILLED LOUNGE WITH FRENCH DOORS, ENCLOSED GARDEN, AND OFF-STREET PARKING.

Nestled in on Kendrew Close within the City's Reach development in Hull, this charming three-bedroom semi-detached house presents an exceptional opportunity for first-time buyers, particularly with the First Homes scheme offering a remarkable 30% discount on the market value. Available with no onward chain, this property is perfect for those eager to settle in swiftly.

As you step inside, you are welcomed by a spacious kitchen diner, fully fitted with integrated appliances and generous work surfaces, making it an ideal space for culinary enthusiasts. The ground floor also features a convenient downstairs w.c., enhancing the practicality of daily living. The light-filled lounge, adorned with elegant French doors, seamlessly connects to the garden, allowing an abundance of natural light to flood the space and providing a delightful view of the outdoor area.

The garden is fully enclosed, ensuring a safe and private retreat for relaxation or entertaining guests. Ascending to the first floor, you will discover three well-proportioned bedrooms, including a master bedroom that features a handy storage cupboard, offering ample space for your belongings. The family bathroom is thoughtfully designed to meet the needs of modern living, ensuring comfort and convenience for all.

Additionally, off-street parking is available at the rear of the property, adding to the appeal of this lovely home. With its modern amenities and prime location, this property is a fantastic choice for those looking to establish themselves in a vibrant community. Don't miss the chance to make this delightful 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 "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.

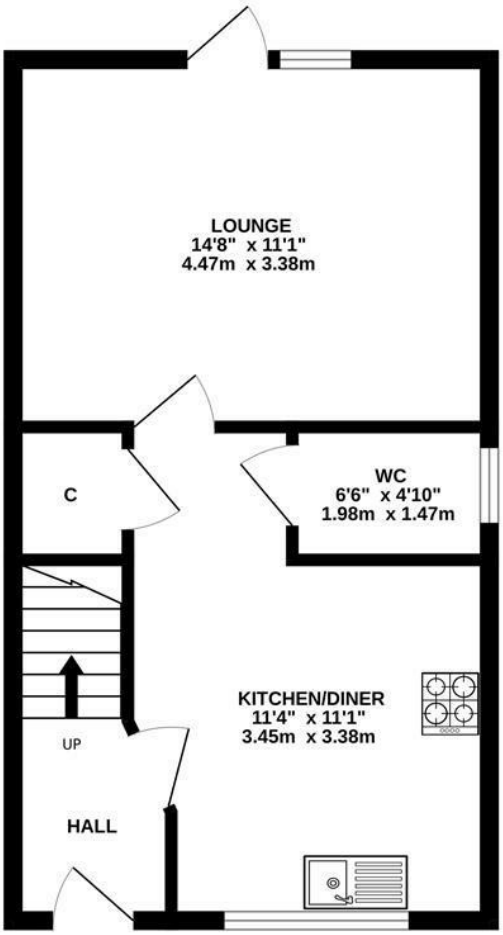
## DOUBLE GLAZING
The property has the benefit of double glazing.

## 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.

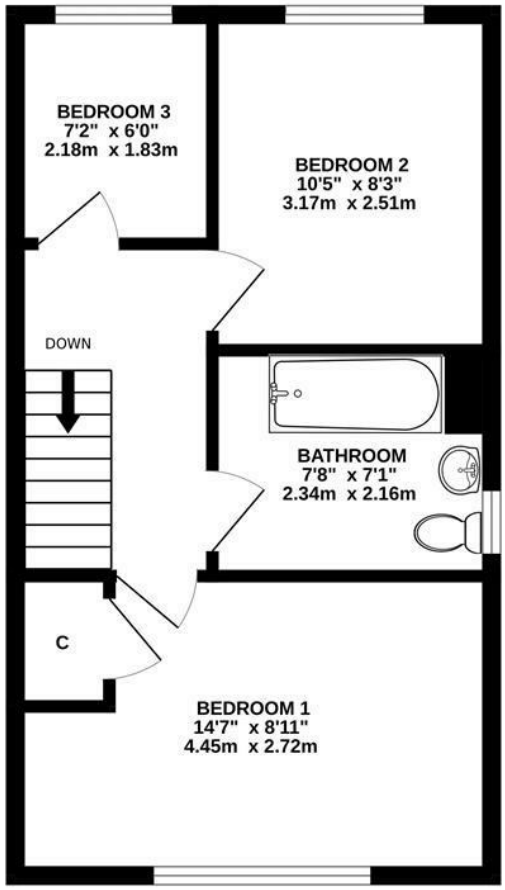
## TENURE
Symonds + Greenham have been informed that this property is Freehold.

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

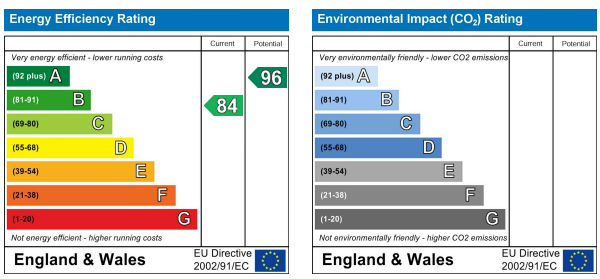
GROUND FLOOR




1ST FLOOR

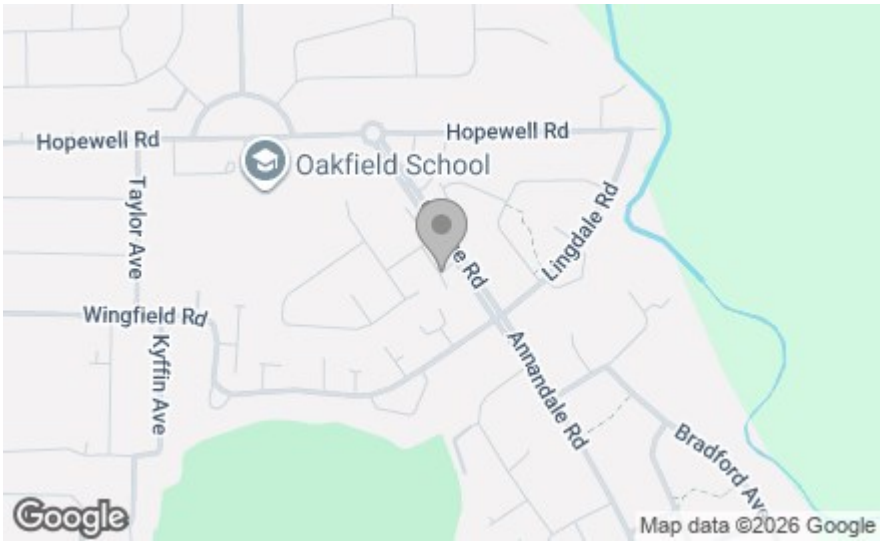



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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