



SYMONDS + GREENHAM

Estate and Letting Agents



6 Batley Close, Hull, HU9 4QX

£125,000

SPACIOUS THREE DOUBLE BEDROOMS – TWO VERSATILE RECEPTION ROOMS – SOUTH-FACING GARDEN & OFF-STREET PARKING

Nestled in the charming area of Batley Close, Hull, this delightful mid-terrace house presents an excellent opportunity for those seeking a perfect starter family home. With three generously sized double bedrooms, this property offers ample space for relaxation and rest, ensuring that every family member can enjoy their own sanctuary.

The house boasts two reception rooms, providing versatility for your living arrangements. Whether you wish to entertain guests or enjoy quiet family moments, these spaces can be tailored to suit your lifestyle. The layout is thoughtfully designed, making it easy to navigate and enjoy daily life.

One of the standout features of this property is the south-facing garden, which invites an abundance of natural light throughout the day. This outdoor space is ideal for children to play, for gardening enthusiasts, or simply for enjoying a sunny afternoon with family and friends. Additionally, off-street parking adds convenience, making it easier for you and your guests to come and go without the hassle of searching for a parking spot.

This home is not just a property; it is a place where memories can be made and cherished. With its practical features and welcoming atmosphere, it is perfectly suited for families looking to establish roots in a friendly community. Do not miss the chance to make this lovely house your new home.

LOUNGE

14'8 x 12'6 max (4.47m x 3.81m max)

DINIER

10'10 x 10'4 max (3.30m x 3.15m max)

KITCHEN

10'6 x 8'6 max (3.20m x 2.59m max)

Base to eye level units, sink and draining unit, integrated fridge freezer, halogen hob with overhead extractor fan, electric oven, space for washer

BEDROOM ONE

13'7 x 12'6 max (4.14m x 3.81m max)

BEDROOM TWO

12'6 x 8'6 max (3.81m x 2.59m max)

BEDROOM THREE

10'10 x 10'7 max (3.30m x 3.23m max)

SHOWER ROOM

Corner shower, pedestal sink

W/C

Pedestal sink, low level w/c

OUTSIDE

Front of the property benefits from a paved drive. The rear garden is south facing and mainly laid to lawn with gravelled area and two brick built sheds

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"

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold

DISCLAIMER

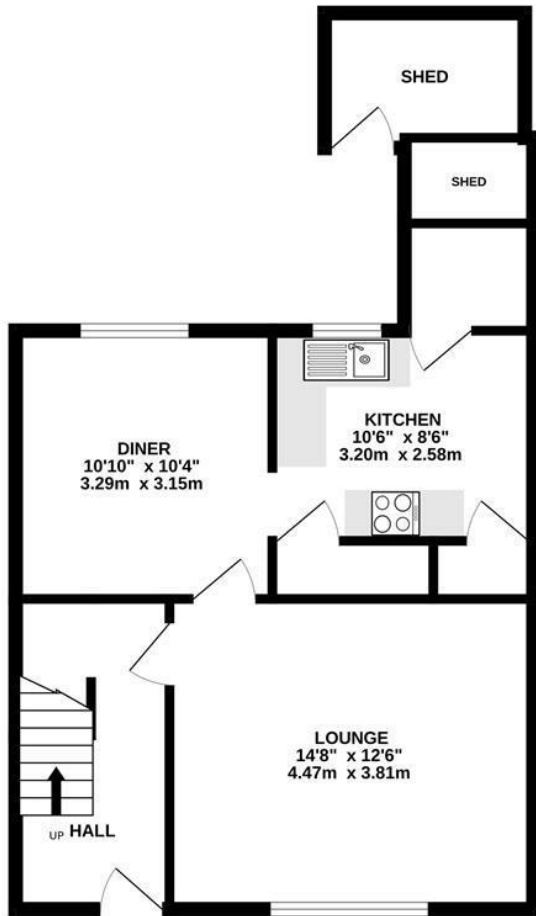
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

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

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1078sq.ft. (100.1 sq.m.) approx.

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			
(81-91) B			
(69-80) C			
(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	86

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	74

