

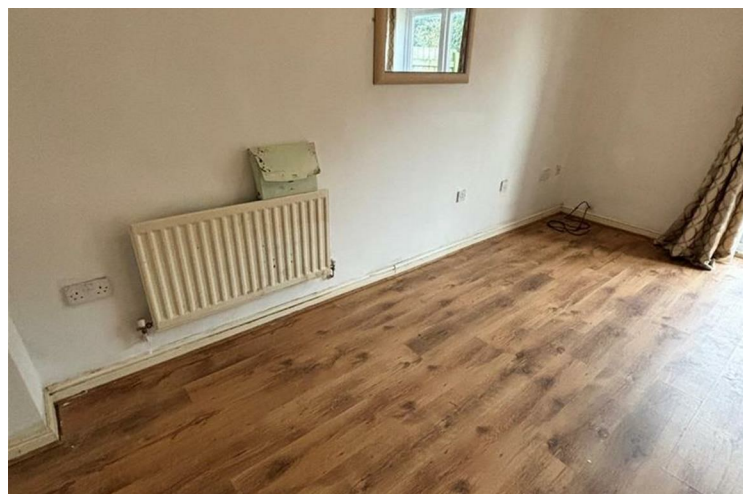


17 BAILDON COURT HEDON HULL

£600 PCM
BOND £600

Nestled in the charming town of Hedon, Hull, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a warm and welcoming atmosphere, perfect for families or individuals looking to settle in a friendly community.


FRANK HILL & SON
Lettings and Estate Agents
established 1924



As you step inside, you will find a well-designed layout that maximises space and light. The living areas are both cosy and functional, providing an ideal setting for relaxation or entertaining guests. The kitchen is equipped with essential amenities, making it a practical space for culinary enthusiasts.

The bedrooms are generously sized, offering a peaceful retreat at the end of the day. Natural light floods through the windows, creating a bright and airy feel throughout the home. The bathroom is well-appointed, ensuring convenience and comfort for all residents.

Outside, the property features a modest garden area, perfect for enjoying the fresh air or indulging in a bit of gardening. The location in Hedon is particularly appealing, with local shops, schools, and parks just a short distance away, making it an ideal spot for families and professionals alike.

Kitchen

6'2" x 7'10" (1.9 x 2.4)

Fitted kitchen with intergated oven and hob, including space for washing machine

Downstairs toilet

Downstairs bathroom with toilet and hand basin

Lounge

12'9" x 14'9" (3.9 x 4.5)

Large lounge with laminate flooring, double french doors to garden and stairs

Bedroom 1

12'9" x 6'10" (3.9 x 2.1)

Front facing double bedroom

Bedroom 2

12'9" x 8'2" (3.9 x 2.5)

Rear facing double bedroom with cupboard housing water tank

Bathroom

6'2" x 5'10" (1.9 x 1.8)

Family bathroom with shower over bath, white toilet and hand basin unit

Outside

Off-road parking available outside the property to the front. To the rear, a low maintenance garden with rear access to alleyway behind property

Additional Information

COUNCIL TAX/BUSINESS RATES

Band - B

ENERGY PERFORMANCE CERTIFICATE

EPC rating - C

SERVICES

Mains water, gas, electricity and drainage

MISDESCRIPTIONS/MEASUREMENTS

The measurements used in these Particulars are for guidance only. The equipment is susceptible to variations caused by factors such as temperature; variations of +/- 5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

VIEWINGS ORGANISED ONCE A COMPLETED APPLICATION FORM IS RECEIVED







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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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