



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **16 Chestnut Avenue, Hull, Yorkshire HU12 9LD**

### **Offers over £155,000**

**THREE BED SEMI-DETACHED HOME - READY TO MOVE INTO - OFF-STREET PARKING**

This three bed semi-detached home would be ideal for a family. The property is situated in the sought after village of Thorngumbald close to well regarded schools and local amenities with good transport links to Hull city centre and the neighbouring market town of Hedon home to supermarkets, restaurants and public houses. The property benefits from off-street parking to the front and a generous garden to the rear and internally boasts a stunning living room, a modern kitchen/diner, two double bedrooms, a single third bedroom and a stylish family bathroom.

**DON'T MISS OUT ON THIS FANTASTIC FAMILY HOME...BOOK YOUR VIEWING ASAP!**



## GROUND FLOOR

### ENTRANCE HALL

With door to...

### LIVING ROOM

14'6 max x 13'7 max (4.42m max x 4.14m max)

With stairs to 1st floor, electric fire and door to...



### KITCHEN/DINER

14'5 max x 10'4 max (4.39m max x 3.15m max)

With a range of eye level and base level units with complimentary work surfaces, stainless steel sink and draining unit, electric cooker, gas hob with overhead extractor fan, integrated dishwasher, space for fridge-freezer, plumbing for washing machine, space for tumble dryer and French patio doors to rear garden.



## FIRST FLOOR

### BEDROOM 1

11'4 max x 11' max (3.45m max x 3.35m max)

with fitted wardrobe



### BEDROOM 2

9'9 max x 8'8 max (2.97m max x 2.64m max)



### BEDROOM 3

9'9 max x 5'6 max (2.97m max x 1.68m max)



### BATHROOM

With low-level WC, vanity handbasin, panelled bath with overhead shower, heated towel, tiled to splash back areas.



### OUTSIDE

The front of the property is mainly laid with gravel with a side drive providing off street parking.

The rear garden is mainly laid to lawn with a raised decking area and a timber shed.



#### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

#### DOUBLE GLAZING

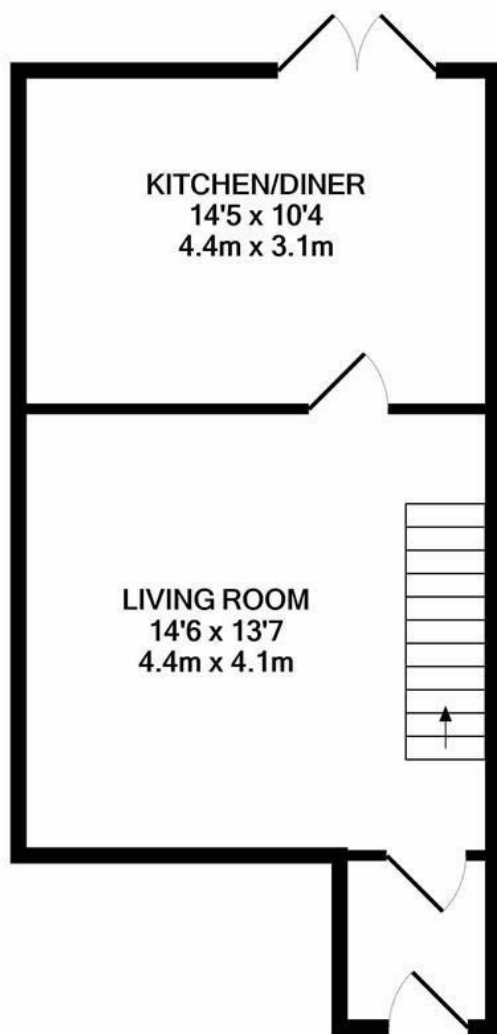
The property has the benefit of double glazing.

#### DISCLAIMER

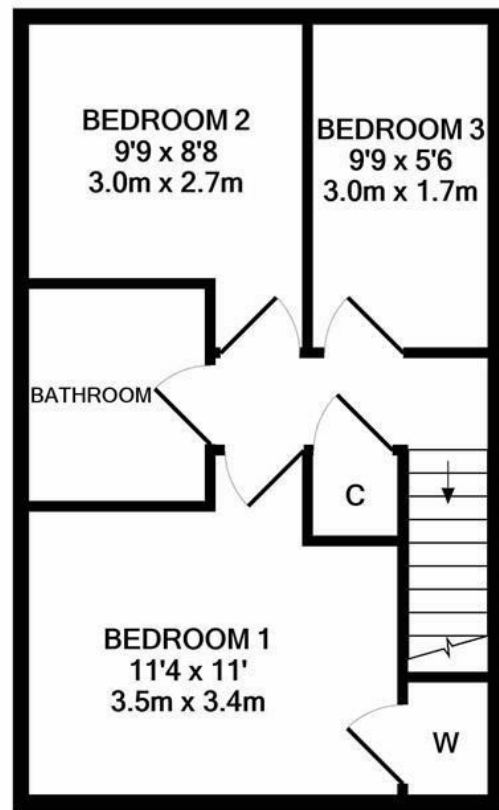
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

#### VIEWINGS

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



GROUND FLOOR  
APPROX. FLOOR  
AREA 367 SQ.FT.  
(34.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 344 SQ.FT.  
(31.9 SQ.M.)

**TOTAL APPROX. FLOOR AREA 711 SQ.FT. (66.0 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 (82 plus) <b>A</b> (81-81) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	<b>72</b> <b>86</b>
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) <b>A</b> (81-81) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	