



SYMONDS + GREENHAM

Estate and Letting Agents



7 Forge Close, Hull, Yorkshire HU12 9NR Offers over £165,000

LARGE THREE BED FAMILY HOME - COSMETIC IMPROVEMENT REQUIRED - NO CHAIN

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 front and rear gardens and a side drive leading to a garage and internally briefly comprises entrance hall, living room, kitchen, dining room, downstairs WC, two double bedrooms, a single third bedroom and a family bathroom.

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

GROUND FLOOR

ENTRANCE HALL

With stairs to 1st floor, to storage cupboards, door to kitchen, door to downstairs WC and door to...

LIVING ROOM

18'10 max x 11'1 max (5.74m max x 3.38m max)



DOWNSTAIRS WC

With low-level WC and pedestal handbasin

KITCHEN

12'5 max x 9'6 max (3.78m max x 2.90m max)

With a range of eye level and base level units with complimentary worksurfaces, sink and drainer unit, electric cooker, gas hob, space for fridgfreezer, plumbing for washing machine, door to side drive and door to...

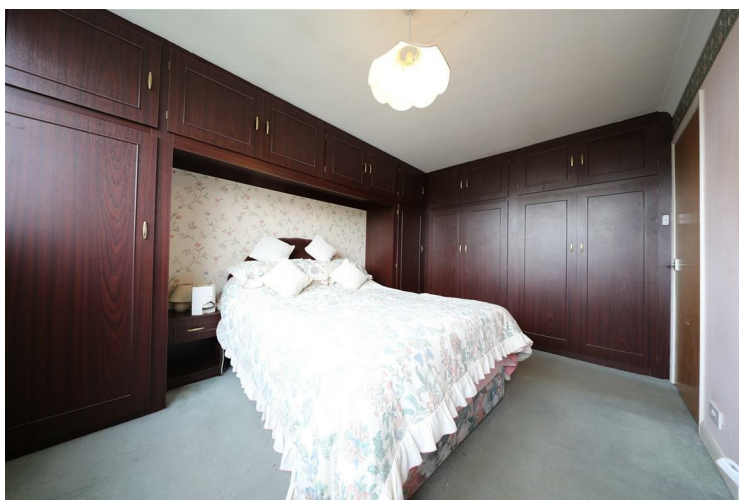


FIRST FLOOR

BEDROOM 1

14' max x 11'1 max (4.27m max x 3.38m max)

With fitted wardrobes



DINING ROOM

11' max x 9'8 max (3.35m max x 2.95m max)

With sliding patio doors to rear garden

BEDROOM 2

10'5 max x 9'8 max (3.18m max x 2.95m max)

With fitted wardrobes



BEDROOM 3

9'7 max x 7'3 max (2.92m max x 2.21m max)



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.

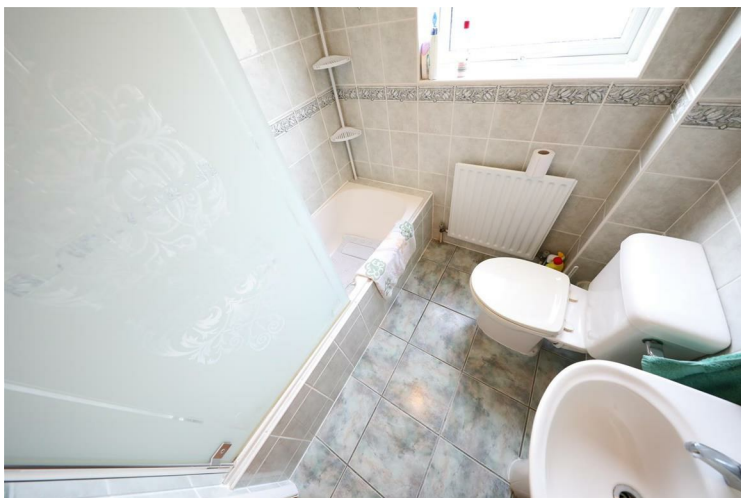
VIEWINGS

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



BATHROOM

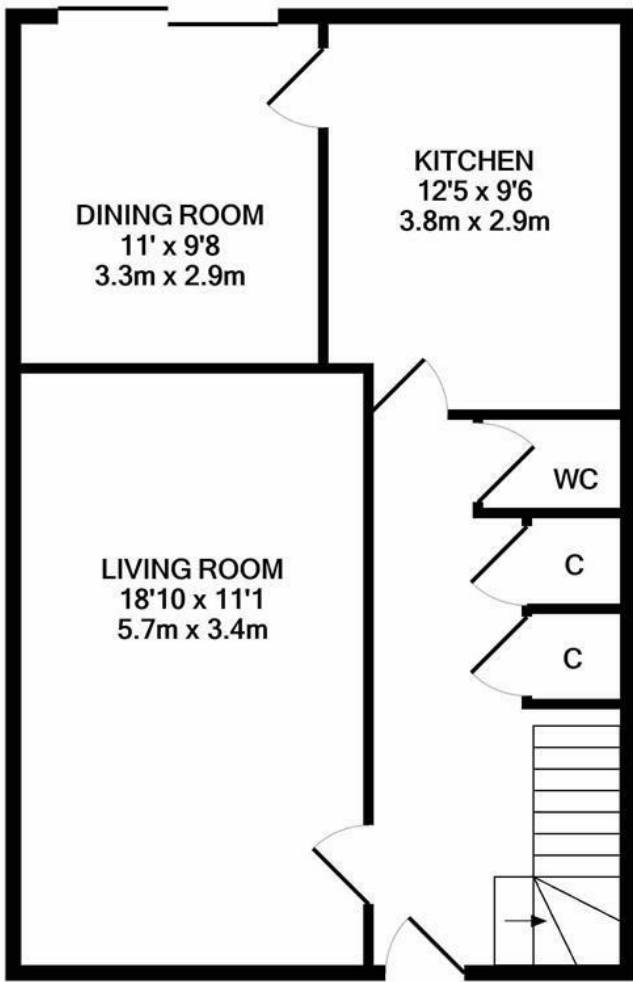
With low-level WC, pedestal handbasin, panelled bath with overhead shower, floor to ceiling tiles



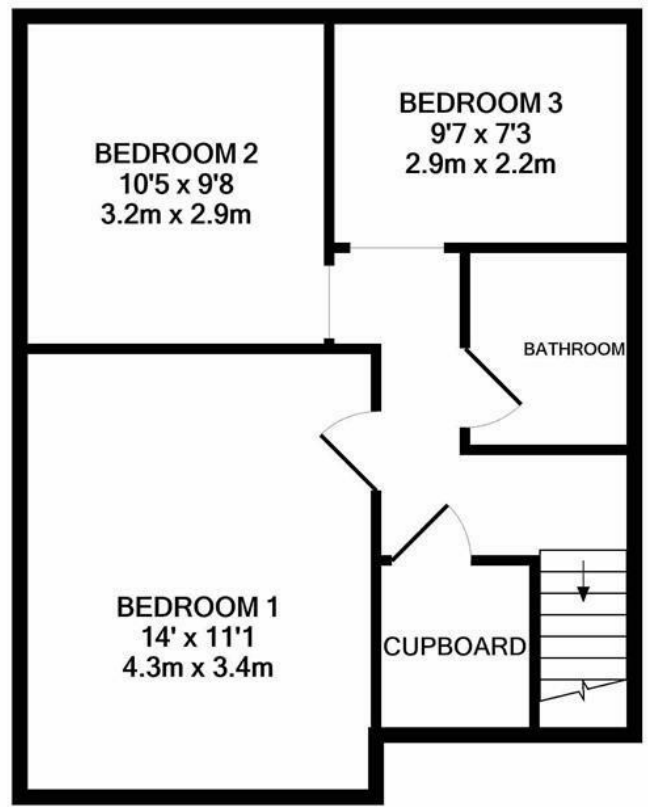
OUTSIDE

The front garden is mainly laid to lawn with some low maintenance Strawberry and their side drive leading to the garage.

The rear garden is mainly laid to lawn with a paved patio area, a pond, some laminated and shrubbery and a greenhouse.



GROUND FLOOR
APPROX. FLOOR
AREA 571 SQ.FT.
(53.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 451 SQ.FT.
(41.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1022 SQ.FT. (94.9 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 |
| | 83 |
| 71 | |

| Environmental Impact (CO ₂) Rating | |
|------------------------------------------------|-----------|
| Current | Potential |
| | |