



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **34 Plumtree Road, Hull, HU12 9QH**

### **£180,000**

SEMI-DETACHED DORMER BUNGALOW - LOCATED IN THE SOUGHT AFTER VILLAGE OF THORNGUMBALD - THREE DOUBLE BEDROOMS - NO-CHAIN.

This semi-detached dormer bungalow 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 would be suitable for a family or someone looking to downsize. The dormer bungalow boasts well maintained gardens to the front and rear as well as a side drive and garage providing ample off-street parking. Internally the property benefits from a living room, a kitchen, a dining room, a double bedroom and a family bathroom to the ground floor with two further double bedrooms located on the first floor.

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



## GROUND FLOOR

### ENTRANCE HALL

with door to kitchen, dining room, bedroom 2, bathroom and...

### LIVING ROOM

12'2 max x 11'4 max (3.71m max x 3.45m max)

with gas fire and sliding patio doors to rear garden



### KITCHEN

9'2 max x 8'4 max (2.79m max x 2.54m max)

With a range of eye level and base level units with complimenting work surfaces, sink and drainer unit, freestanding cooker, under-counter fridge, integrated washing machine, integrated slimline dishwasher and door to rear garden.



### DINING ROOM

11'3 max x 8'11 max (3.43m max x 2.72m max)

with stairs to first floor



### BEDROOM 2

13'2 max x 11'11 max (4.01m max x 3.63m max)



### BATHROOM

6'4 max x 5'6 max (1.93m max x 1.68m max)

With low-level WC, pedestal handbasin, panelled bath with overhead shower attachment, tiled to splash back areas.



## FIRST FLOOR

### BEDROOM 1

12'2 max x 11'4 max (3.71m max x 3.45m max)

with fitted wardrobes



### BEDROOM 3

8'9 max x 8'7 max (2.67m max x 2.62m max)



### OUTSIDE

The front garden is mainly laid to lawn with a side drive leading to a brick built garage.

The rear garden is mainly laid to lawn with a paved patio area and some low maintenance shrubbery.



### CENTRAL HEATING

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

### DOUBLE GLAZING

The property has the benefit of double glazing.

### TENURE

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

### COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band B.

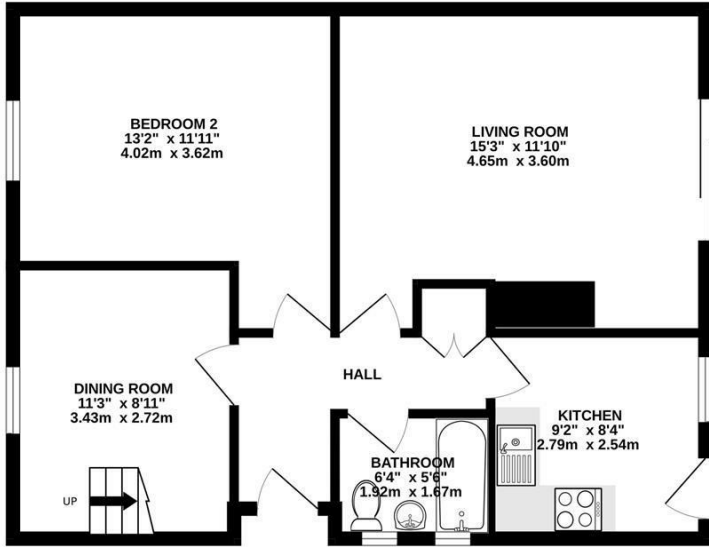
### DISCLAIMER

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.

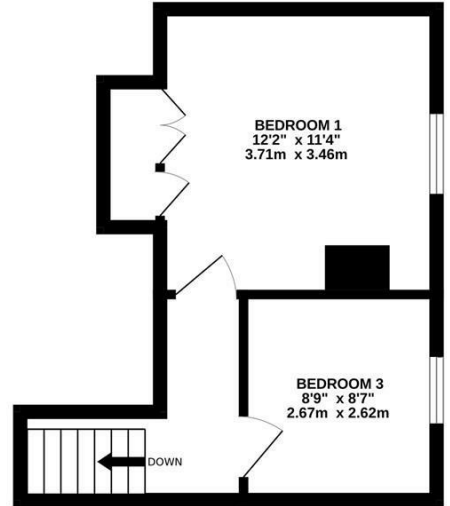
### VIEWINGS

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

GROUND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR  
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 900sq.ft. (83.6 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	
(82 plus) <b>A</b>	<b>84</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>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) <b>A</b>	<b>84</b>
(81-91) <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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC