



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **60 Plumtree Road, Hull, HU12 9QG** **Offers over £180,000**

**FANTASTIC THREE BED SEMI DETACHED - WELL PRESENTED THROUGHOUT - OVERLOOKS PLAYING FIELDS TO REAR - OFF STREET PARKING AND GARAGE - NO ONWARD CHAIN**

Nestled on the picturesque Plumtree Road in Thorngumbald, this fantastic three bedroom semi-detached residence is strategically located, offering convenient access to local amenities and the nearby park. The property enjoys a prime position, overlooking expansive playing fields to the rear, providing a serene backdrop.

The ground floor unfolds into an open living/dining room, thoughtfully designed for both comfort and style. Double doors seamlessly connect this space to the fantastic rear garden, creating an indoor-outdoor flow that's perfect for entertaining or relaxing in the fresh air. The well-equipped kitchen complements the living areas, ensuring both functionality and aesthetic appeal.

Venturing to the first floor, three generously sized bedrooms await, each designed with your comfort in mind. The immaculate family bathroom reflects a commitment to quality and sophistication, offering a retreat for relaxation.

Outside, the property continues to impress with a fantastic garden, providing a private oasis. A garage, backing onto the expansive playing fields, adds a touch of practicality to the outdoor space. The front garden, adorned with a lush lawn, and the side drive offer ample off street parking, completing the appeal of this Thorngumbald gem.

**DO NOT DELAY...BOOK YOUR VIEWING NOW!**

## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor and door to...

### OPEN PLAN LIVING/DINING ROOM

20'2 x 12'1 (6.15m x 3.68m)

an immaculately presented living/dining room with french doors to rear garden



### KITCHEN

11'5 x 10'0 max (3.48m x 3.05m max)

a fantastic kitchen with a range of eye and base level units with complementing work surfaces, floor to ceiling units, sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, plumbing for washing machine, space for dish washer, space for under counter fridge and freezer and door to the rear garden



## FIRST FLOOR

### LANDING



### BEDROOM 1

11'3 x 9'0 max (3.43m x 2.74m max)

a generous primary bedroom with fitted units



### BEDROOM 2

11'3 x 9'8 max (3.43m x 2.95m max)

another good sized double bedroom with storage cupboard



### BEDROOM 3

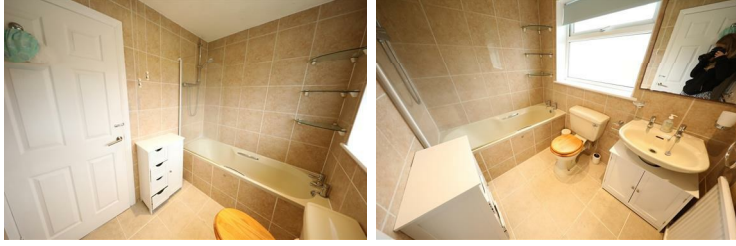
8'9 x 7'8 max (2.67m x 2.34m max)

with storage unit and fitted shelves



## BATHROOM

an immaculate family bathroom, tiled throughout, with low level w/c, sink basin with vanity unit and tiled bath with overhead shower attachment



## GARAGE

with power supply

## OUTSIDE

a fantastic rear garden mainly laid to lawn with paved area and path, with low maintenance shrubbery and garage and enclosed by timber fencing



## 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 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.

## DOUBLE GLAZING

The property has the benefit of double glazing.

## TENURE

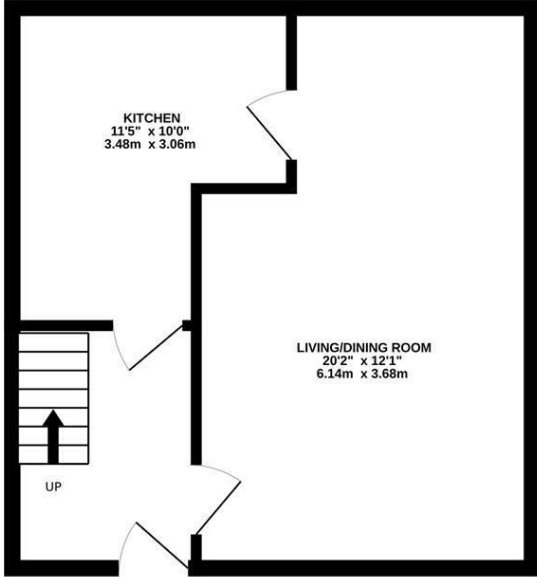
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

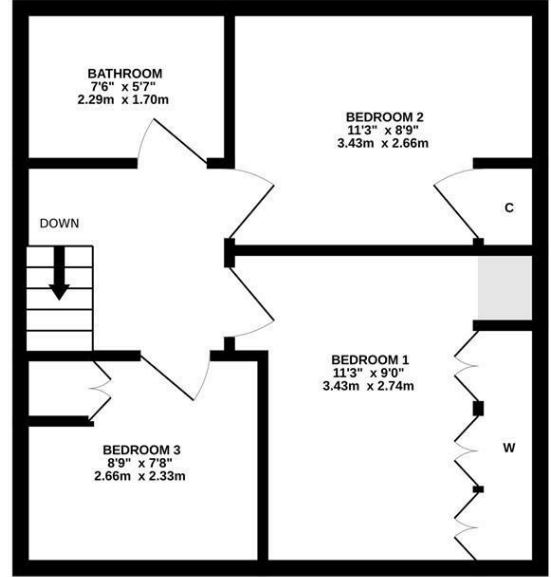
## VIEWINGS

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

GROUND FLOOR



1ST FLOOR



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) <b>A</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 energy efficient - higher running costs	
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	
(02 plus) <b>A</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	
England & Wales	EU Directive 2002/91/EC