



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## The Old Doctors House, 6 Magdalen Gate, Hull, Yorkshire HU12 8JP

**Offers over £290,000**

NO CHAIN - STUNNING GRADE II LISTED, DOUBLE FRONTED, PERIOD HOME - PERFECT FOR A FAMILY - LOCATED CLOSE TO THE CENTRE OF THE HISTORIC MARKET TOWN OF HEDON

Symonds & Greenham are delighted to bring to the market this once in a lifetime opportunity to acquire this unique and historic home. The Old Doctors House is a Grade II listed, double fronted, cottage style home located a short walk away from the centre of Hedon, home to well regarded schools and a host of local amenities including super-markets, restaurants and public houses. The period home has been refurbished from top to bottom by the current owner, restoring many original features throughout bringing back the charm and character to this historic home while adding modern contemporary fixtures and fittings. The home would be perfect for a family however it may also be suitable for someone looking to downsize to a home that requires no work or maintenance and is a short walk away from the local amenities that Hedon has to offer. Internally the property boasts a stylish lounge, a gorgeous kitchen/diner with utility off and a convenient wet room to the ground floor with three double bedrooms and a stylish Jack and Jill bathroom, accessed via the landing and bedroom 1, to the first floor. Outside the magnificent frontage really compliments the elegance of the period home with a lawned garden alongside a gravelled drive way providing off-street parking, while to the rear is an enclosed courtyard laid with Indian stone paving slabs providing the purchaser with a low maintenance outside space to enjoy.

THIS HOME MUST SIMPLY BE VIEWED TO BE APPRECIATED...BOOK YOUR VIEWING ASAP!

## GROUND FLOOR

### LOUNGE

15'5 max x 11'7 max (4.70m max x 3.53m max)  
with wood burning stove, stairs to first floor and door to...



### KITCHEN/DINING ROOM

19'5 max x 11'4 max (5.92m max x 3.45m max)  
with a range of eye level and base level units with complimenting work surfaces, sink and drainer unit, free standing range style Smeg oven, over head extractor fan, integrated dish washer, integrated fridge-freezer, under floor heating and door to...



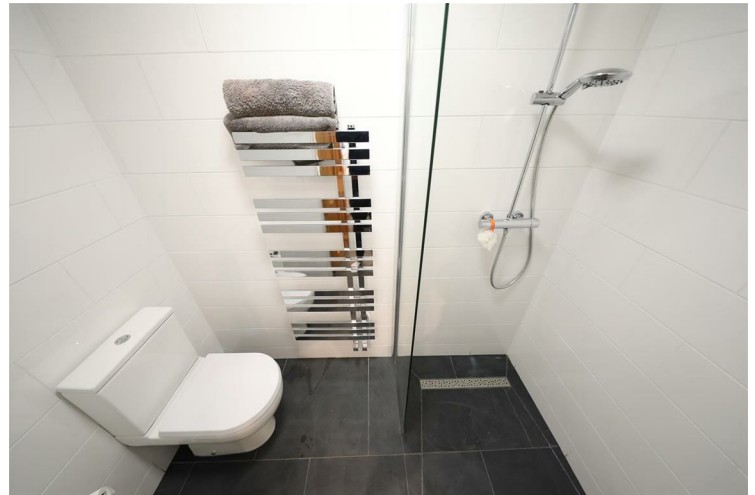
### UTILITY ROOM

11'10 max x 6'6 max (3.61m max x 1.98m max)  
With a range of eye level and base level units with complementing work surfaces, Belfast sink unit, integrated fridge-freezer, freestanding washing machine, door to rear garden and door to...



### WET ROOM

With low-level WC, walk-in shower, heated towel rail, underfloor heating, tiled to splashback areas



## FIRST FLOOR



### BEDROOM 1

11'8 max x 11'4 max (3.56m max x 3.45m max)  
with feature fire place and door to...



### JACK AND JILL BATHROOM

11'7 max x 7' max (3.53m max x 2.13m max)  
with high level WC, two pedestal hand basins, claw foot bath and heated towel rail. Accessed via Bedroom 1 and the landing.



### BEDROOM 2

11'7 max x 9'4 max (3.53m max x 2.84m max)



### BEDROOM 3

9'4 max x 7' max (2.84m max x 2.13m max)



### OUTSIDE

The front of the property benefits from a lawned garden, a gravelled driveway and a block paved path leading to the front entrance.

The rear courtyard is mainly paved with Indian stone with raised flower beds and a wood store.



### CENTRAL HEATING

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

### 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 C.

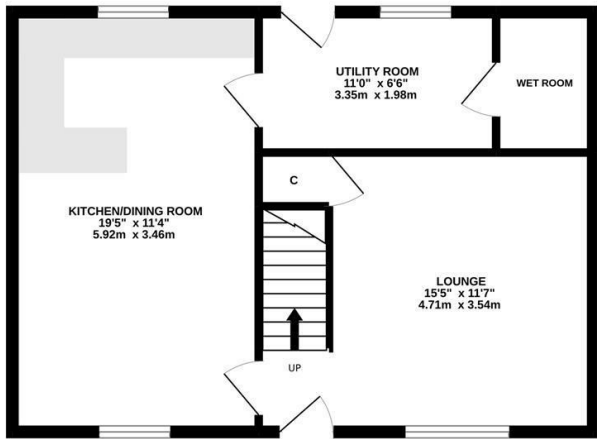
### DISCLAIMER

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.

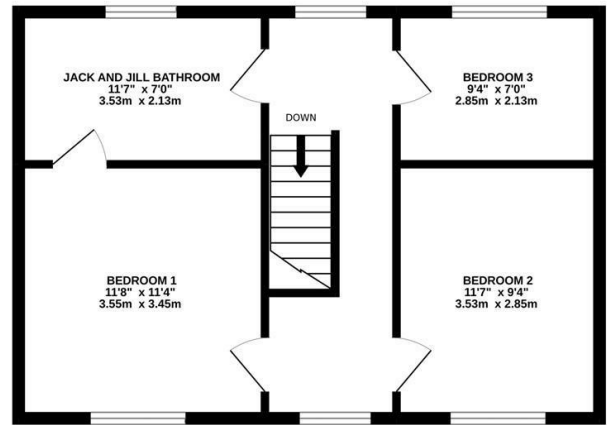
### VIEWINGS

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

**GROUND FLOOR**  
474 sq.ft. (44.0 sq.m.) approx.



**1ST FLOOR**  
496 sq.ft. (46.1 sq.m.) approx.



**TOTAL FLOOR AREA : 970 sq.ft. (90.1 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	
(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	
(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 environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

