



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **32 Fletchergate, Hull, HU12 8ER** **£275,000**

WELL PROPORTIONED DETACHED GRADE II LISTED HOME - BUILT IN THE EARLY 1900'S - 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 Grade II listed detached 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 property would be perfect for a family due to the ample living space on offer. The detached home requires a degree of modernisation and internally briefly comprises, entrance hall, living room, kitchen, dining room, downstairs WC, two double bedrooms, a single third bedroom and a family bathroom. Outside the property benefits from plenty of off-street parking, a double garage and an enclosed rear garden.

THIS IS A UNIQUE OPPORTUNITY TO ACQUIRE A GRADE II LISTED HOME IN A FANTASTIC LOCATION...BOOK YOUR VIEWING ASAP!

## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor and storage cupboard

### LIVING ROOM

18'7 max x 14'2 max (5.66m max x 4.32m max)

with electric fire



### KITCHEN

14' max x 9'10 max (4.27m max x 3.00m max)

With a range of eye level and base level units with complementing work surfaces, stainless steel sink and drainer unit, electric cooker, gas hob with overhead extractor fan, integrated fridge-freezer, plumbing for washing machine and door to side drive.



### DINING ROOM

11' max x 10'8 max (3.35m max x 3.25m max)



### DOWNSTAIRS WC

With low-level WC and handbasin

## FIRST FLOOR

### BEDROOM 1

13'2 max x 8'7 max (4.01m max x 2.62m max)

With fitted wardrobes



### BEDROOM 2

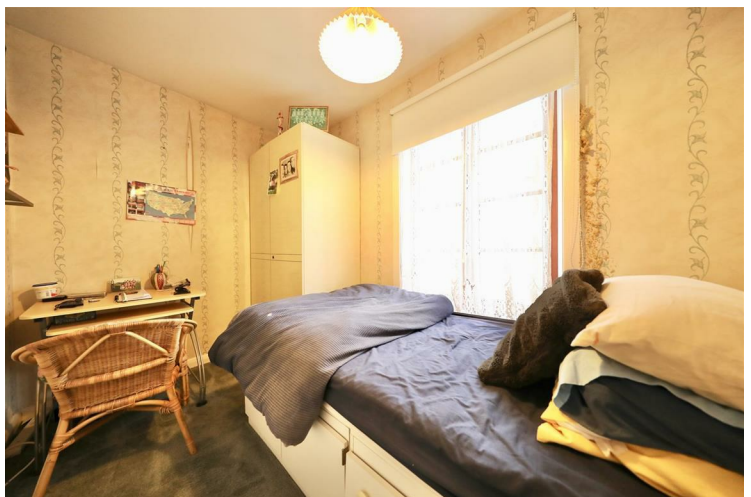
9'10 max x 9'5 max (3.00m max x 2.87m max)

with storage cupboard



### BEDROOM 3

9'11 max x 6'5 max (3.02m max x 1.96m max)



### BATHROOM

With low-level WC, vanity handbasin, panel bath with overhead shower attachment, shower cubicle with overhead shower, tiled to splashback areas.



#### 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 D.

#### 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.

#### PARKING AND GARAGE

The property benefits from a gated side drive leading to a paved patio area located at the rear of the property, which could be used as additional parking, and access to the double garage.



#### GARDEN

The property benefits from an enclosed rear garden which is mainly laid to lawn with some low maintenance shrubbery.



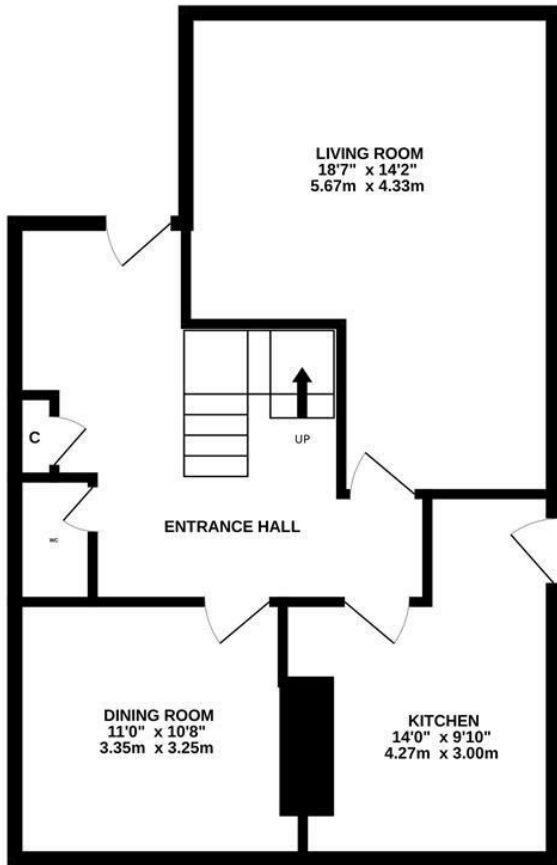
#### CENTRAL HEATING

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

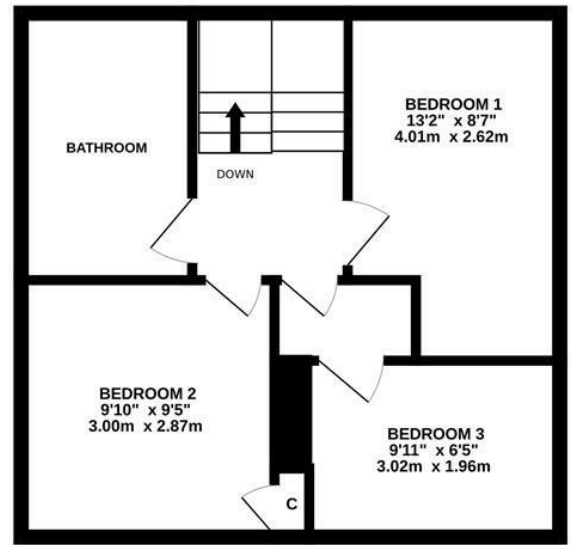
#### DOUBLE GLAZING

The property has the benefit of double glazing.

GROUND FLOOR  
615 sq.ft. (57.2 sq.m.) approx.

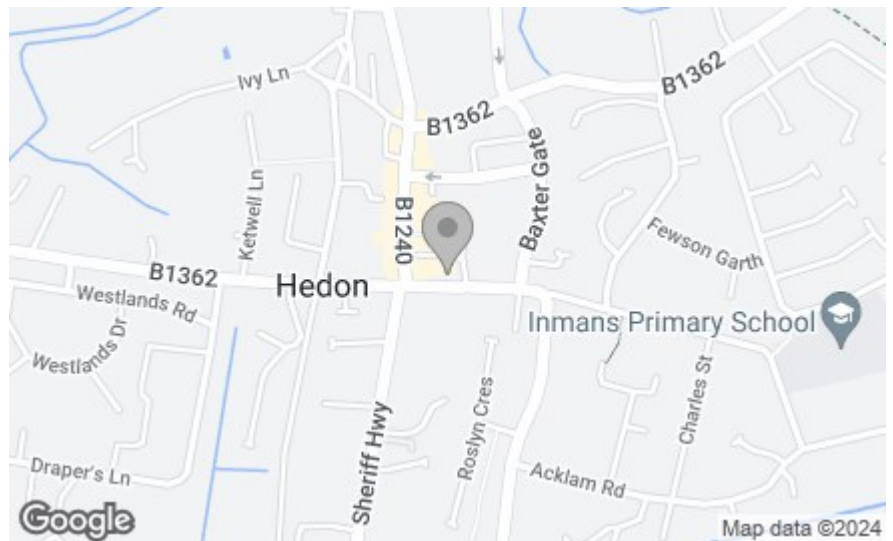


1ST FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 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>	
(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	
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