



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **38 Chestnut Garth, Hull, HU12 9DA** **Offers in excess of £145,000**

FANTASTIC TWO BED SEMI DETACHED BUNGALOW - PEACEFUL VILLAGE LOCATION - DETACHED GARAGE AND OFF STREET PARKING - WELL PRESENTED THROUGHOUT

This delightful two bedroom semi-detached bungalow on Chestnut Garth is located in the heart of the tranquil rural village of Burton Pidsea, offering a serene and quiet residential setting. The property occupies a generous plot, providing plenty of space for comfortable living both indoors and outdoors. Inside, you'll find a modern and well equipped kitchen, perfect for all your culinary needs, alongside a spacious and inviting living room that serves as the ideal spot for relaxation. The two double bedrooms are both well sized, offering plenty of space for furnishings, while the bathroom is practical and well maintained. Externally, the property boasts a sizeable rear garden, perfect for gardening enthusiasts or simply enjoying the outdoors. Additionally, the bungalow benefits from a detached garage and ample of -street parking, adding extra convenience and storage options. This home is ideal for those looking to enjoy the peace and charm of rural village life while still being within easy reach of essential amenities.

**BOOK YOUR VIEWING NOW!**

## GROUND FLOOR

### KITCHEN

13'0 x 8'1 max (3.96m x 2.46m max)

a modern kitchen with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, plumbing for washing machine, space for tumble dryer, space for under counter fridge and door to...

### LOUNGE

18'1 x 13'0 max (5.51m x 3.96m max)

a spacious living room with focal fireplace and dining area

### BEDROOM 1

11'1 x 9'1 max (3.38m x 2.77m max)

a good sized primary bedroom

### BEDROOM 2

10'0 x 7'1 max (3.05m x 2.16m max)

another spacious double bedroom with french doors to the rear garden

## 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.



## BATHROOM

with low level w/c, pedestal sink basin and panelled bath with overhead shower attachment

## OUTSIDE

To the rear, the property boasts a good sized garden mainly laid to lawn with paved patio and plant border, enclosed by timber fencing.

To the front, the property benefits from a lawned front garden and side drive, providing off street parking

## GARAGE

a detached garage

## CENTRAL HEATING

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

## COUNCIL TAX BAND

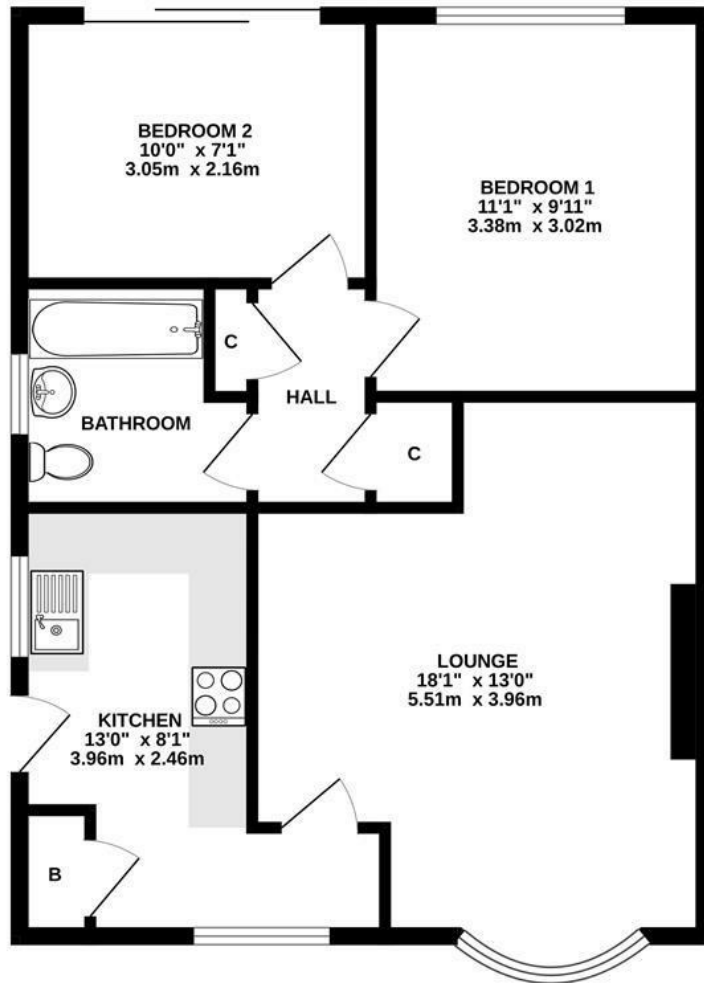
Symonds + Greenham have been informed that this property is in Council Tax Band B.

## 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.

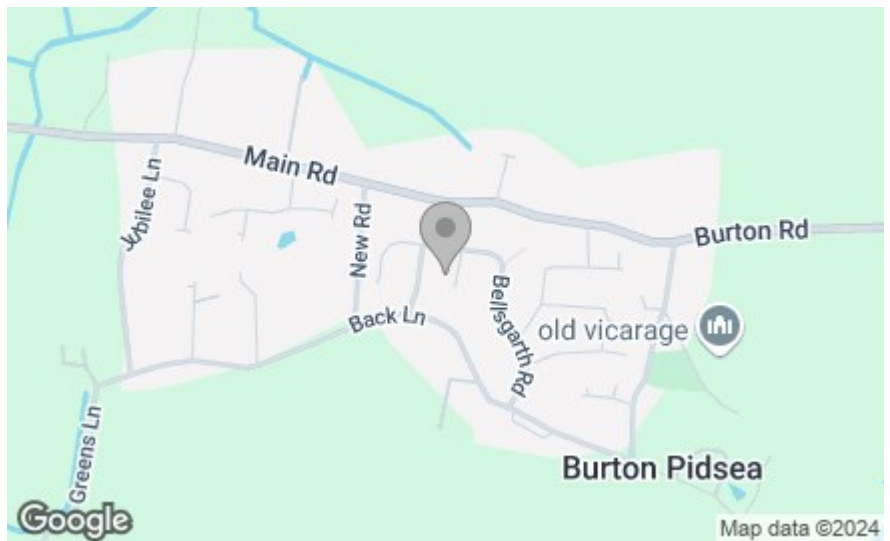


GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 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>                          | <b>89</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 |                         |
| <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>63</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 |