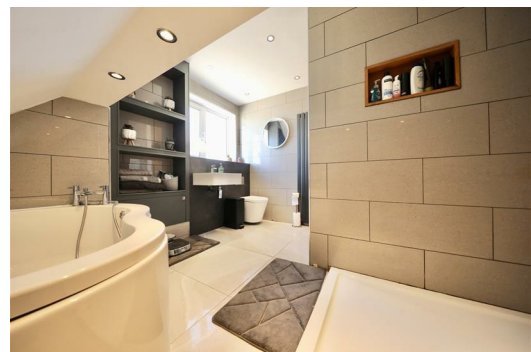
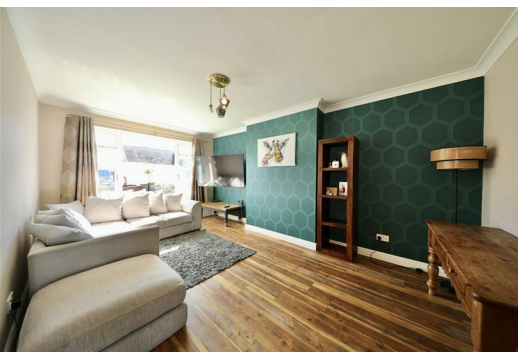




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 40 Damson Road, Hull, HU12 9QL

### £200,000

THREE WELL-PROPORTIONED BEDROOMS WITH FLEXIBLE LAYOUT - OPEN-PLAN L-SHAPED LOUNGE - PARKING AND GARAGE IN A PEACEFUL VILLAGE SETTING

Nestled in the charming village of Thorngumbald, Hull, this delightful semi-detached dormer bungalow on Damson Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The flexible living arrangement allows for bedrooms on both floors, catering to a variety of lifestyles.

As you enter, you are greeted by an inviting open-plan L-shaped lounge, which provides a warm and welcoming atmosphere for both relaxation and entertaining. The space is designed to be both functional and stylish, making it the heart of the home. The beautifully appointed bathroom adds a touch of luxury, ensuring that your daily routines are both comfortable and enjoyable.

One of the standout features of this property is the ample parking available, along with a garage, providing convenience for families with multiple cars or those who enjoy outdoor activities. The surrounding area is peaceful, making it an ideal retreat from the hustle and bustle of city life while still being within easy reach of local amenities.

This semi-detached bungalow is not just a house; it is a home that offers a wonderful lifestyle in a friendly community. Whether you are looking to settle down or seeking a property with potential, this residence on Damson Road is certainly worth considering.

## LOUNGE/DINNING ROOM

21'2 x 12'2 max (6.45m x 3.71m max)

## KITCHEN

11'1 x 10'7 max (3.38m x 3.23m max)

With base to eye level units, complementary work top surfaces, sink and draining unit, space for fridge freezer, integrated dishwasher, integrated electric oven and electric hobs

## BEDROOM FOUR/RECEPTION ROOM

10'8 x 10'0 max (3.25m x 3.05m max)

## DOWNSTAIRS W/C

3'7 x 3'5 max (1.09m x 1.04m max)

With vanity hand basin and low level w/c

## BEDROOM ONE

13'1 12'7 max (3.99m 3.84m max)

With fitted wardrobes

## BEDROOM TWO

10'0 x 9'3 max (3.05m x 2.82m max)

## BEDROOM THREE

12'0 x 6'8 max (3.66m x 2.03m max)

## BATHROOM

10'0 x 8'3 max (3.05m x 2.51m max)

Featuring panelled bath, walk in shower, hung hand basin and low level w/c, tiled floor to ceiling

## OUTSIDE

The front of the property features a laid to lawn garden with a side drive for off street parking, the rear garden is mainly laid to lawn with decking area and a 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 "C"

## DOUBLE GLAZING

The property has the benefit of double glazing.

## 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.

## TENURE

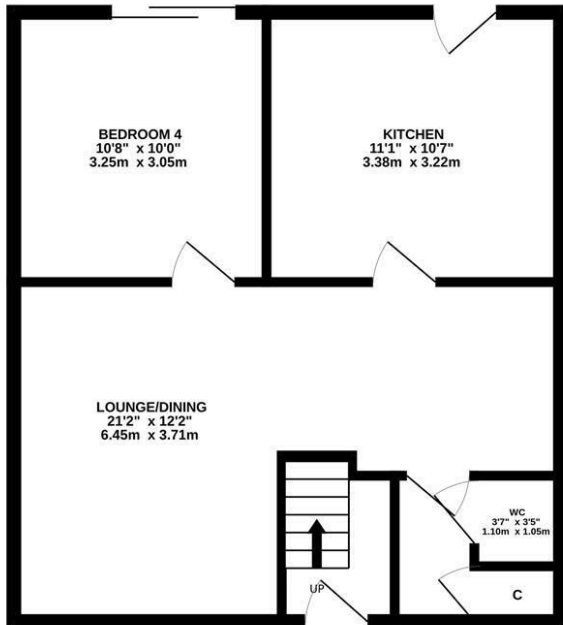
Symonds + Greenham have been informed that this property is Freehold

## VIEWINGS

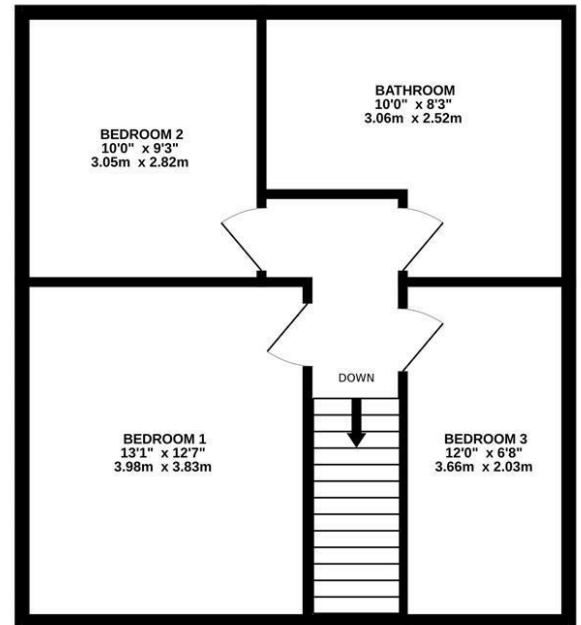
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.




1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 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		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	