



SYMONDS + GREENHAM

Estate and Letting Agents



81 Thorndale, Hull, HU7 6DG

£155,000

THREE BED SEMI - POPULAR HU7 LOCATION - WELL PRESENTED THROUGHOUT - FANTASTIC LOW MAINTENANCE REAR GARDEN - GOOD SIZED BEDROOMS - CLOSE TO LOCAL AMENITIES - GARAGE AND WORKSHOP

Situated on Thorndale in the ever popular Sutton Park area, this three bedroom semi detached home offers modern living in a highly convenient HU7 location, close to a range of local amenities. Well presented throughout, it's an ideal choice for families or first time buyers looking for a move in ready home with plenty to enjoy both inside and out.

Step inside to a welcoming entrance hall leading to a spacious living and dining room, perfect for relaxing or entertaining. The modern kitchen is generously sized, complemented by a handy ground floor W/C and an additional bedroom that offers versatility as a guest room, office or playroom. Upstairs, you'll find two further well proportioned bedrooms along with a stylish, modern family bathroom.

Externally, this property continues to impress. To the rear, a fantastic low maintenance garden provides the perfect setting for summer evenings with its decking and block paved patio. A substantial garage/workshop adds excellent storage or hobby space, while the newly laid driveway to the front and side offers convenient off street parking.

BOOK YOUR VIEWING!

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.

VIEWINGS

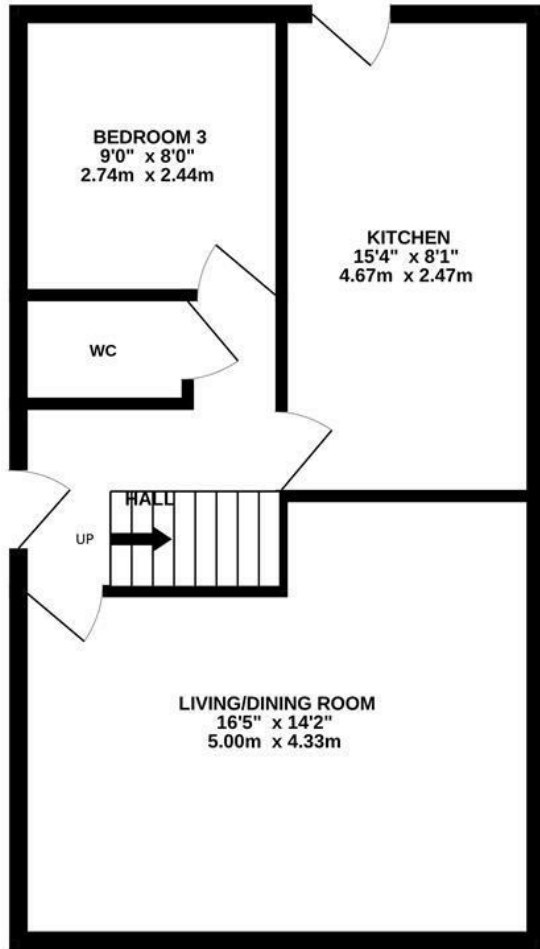
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

TENURE

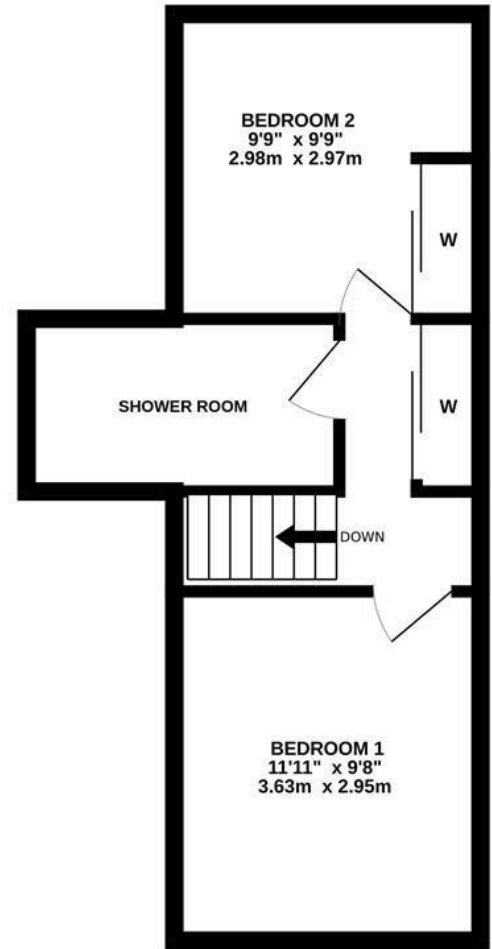
Symonds + Greenham have been informed that this property is Freehold.

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

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

