



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 6 Grange Road, Hull, HU12 9PR

### Offers in excess of £230,000

SOUGHT-AFTER VILLAGE LOCATION - UP TO FIVE BEDROOMS - OPEN-PLAN KITCHEN DINER - COSY LOUNGE WITH LOG BURNER - FLEXIBLE GROUND FLOOR BEDROOM/OFFICE - OFF-STREET PARKING & GARAGE - PLANNING PERMISSION TO EXTEND

Nestled in the picturesque village of Thorngumbald, this semi-detached house on Grange Road offers an exceptional opportunity for families in search of a spacious and adaptable home. With the potential for five bedrooms, this property is thoughtfully designed to meet the needs of a growing family.

The location is particularly desirable, being in close proximity to well-regarded schools and a variety of local amenities. Residents will benefit from excellent transport links to Hull city centre and the nearby market town of Hedon, which boasts supermarkets, restaurants, and public houses, ensuring that all essential services are conveniently accessible.

Set on a generous plot, the property features ample off-street parking along the side drive, leading to a garage for added convenience. Inside, the ground floor comprises a welcoming living room, complete with a charming log burner that creates a cosy atmosphere for those chilly evenings. The open-plan kitchen diner is perfect for family gatherings and entertaining guests, while a fifth bedroom on the ground floor offers flexibility for various living arrangements. Upstairs, you will find four well-proportioned bedrooms, providing plenty of space for family members or guests. Additionally, the property comes with existing planning permission for further extension, allowing you to tailor the home to your specific needs and preferences.

This delightful residence is not merely a house; it is a place where cherished memories can be created and enjoyed for years to come. Do not miss the opportunity to make this wonderful home your own.

#### 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"

#### 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.

#### TENURE

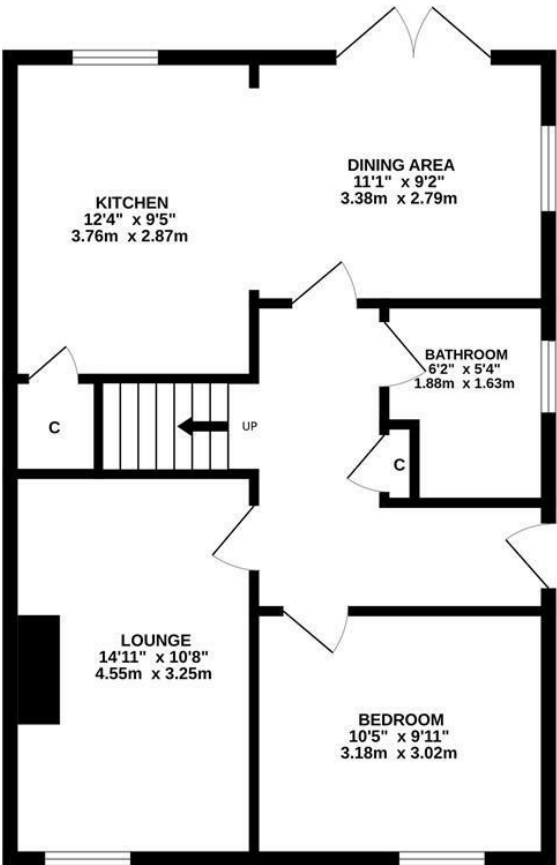
Symonds + Greenham have been informed that this property is Freehold

#### VIEWINGS

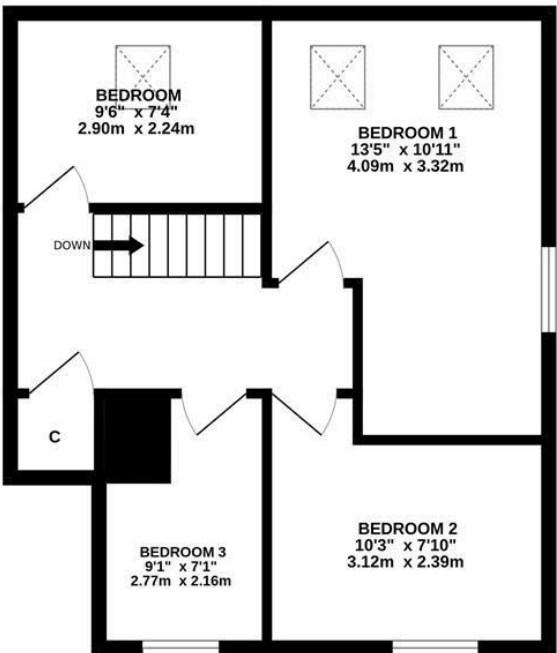
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 1113 sq.ft. (103.4 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		
<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>		
(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	

