



SYMONDS + GREENHAM

Estate and Letting Agents



21 Chestnut Garth, Hull, HU12 9DA

£210,000

Nestled in the charming village of Burton Pidsea, Hull, this semi-detached house on Chestnut Garth is a true gem waiting to be discovered. Boasting one reception room, three bedrooms, and a bathroom, this property is ideal for a growing family or even a first-time buyer looking for a cozy abode.

The location of this house is simply unbeatable, with well-regarded schools nearby and the bustling market town of Hedon just a short drive away. Hedon offers a plethora of local amenities, from supermarkets to restaurants and public houses, ensuring convenience is always at your fingertips.

Step inside this well-decorated home to find three generously sized bedrooms, perfect for creating your own personal sanctuary. The real showstopper, however, is the extended open-plan kitchen-diner. This modern space combines a sleek kitchen, complete with a large island, with a dining and living area, making it the heart of the home where memories are sure to be made.

Outside, the property offers off-street parking at the front, a practical feature for busy lifestyles. To the rear, a stunning garden awaits, providing a tranquil escape from the hustle and bustle of everyday life.

Don't miss out on the opportunity to make this house your home. With its well-proportioned rooms and fantastic location, this property is sure to tick all the boxes for those seeking comfort, style, and convenience in one delightful package.

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor



LIVING ROOM

15'8 max x 13' max (4.78m max x 3.96m max)
with gas fire



KITCHEN/DINER

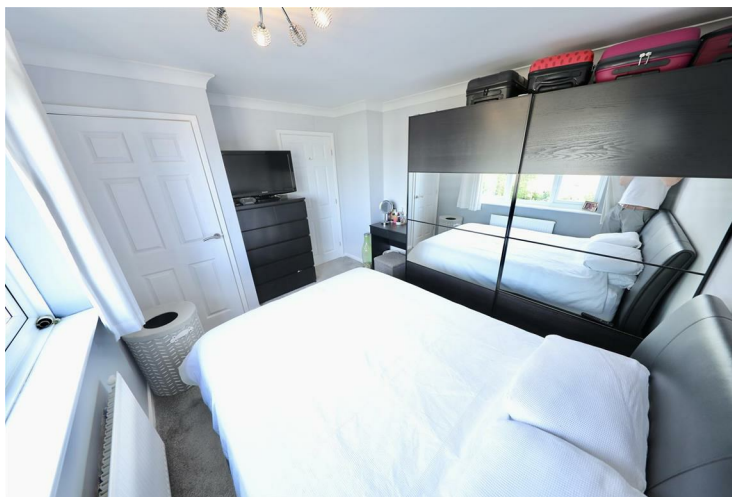
18'8 max x 18'4 max (5.69m max x 5.59m max)
With a range of eye level and base level units with complementing work surfaces, sink and drainer unit, double electric oven, induction hob with overhead extractor fan, integrated dishwasher, integrated washing machine, integrated tumble dryer, space for fridge-freezer, large kitchen island, under-floor heating and French patio doors to rear garden.



FIRST FLOOR

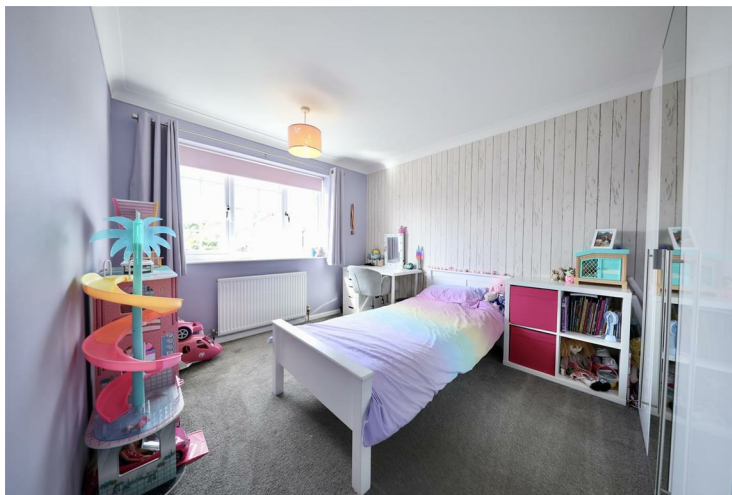
BEDROOM 1

12'2 max x 9'11 max (3.71m max x 3.02m max)
with storage cupboard



BEDROOM 2

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



BEDROOM 3

10'2 max x 8'11 max (3.10m max x 2.72m max)



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.

VIEWINGS

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

BATHROOM

With low-level WC, vanity handbasin, panel bath with overhead shower, heated towel rail, under-floor heating, tiles to splashback areas



OUTSIDE

The front of the property is mainly laid with gravel with a side drive providing off-street parking for multiple vehicles. The rear garden is mainly laid to lawn with a paved patio area and a timber shed.



CENTRAL HEATING

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

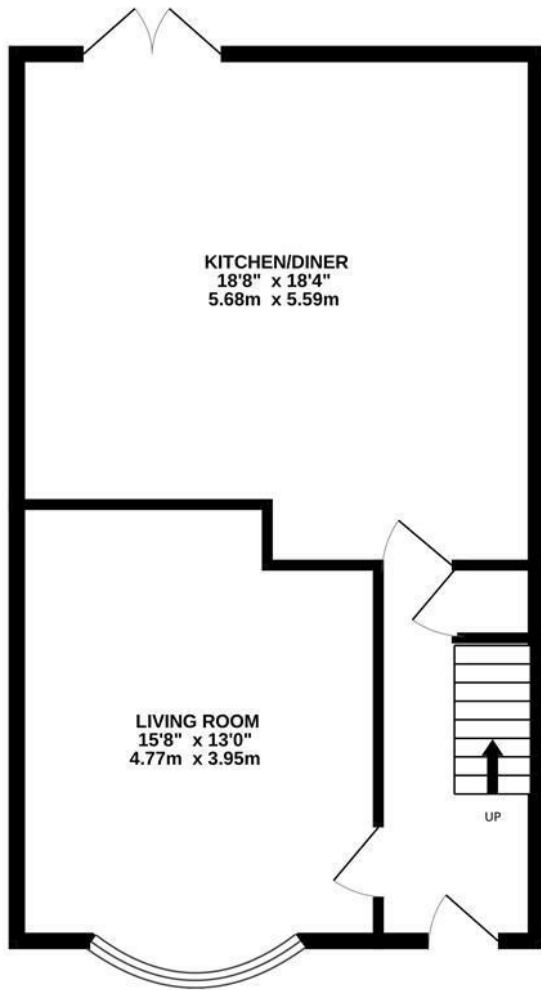
DOUBLE GLAZING

The property has the benefit of double glazing.

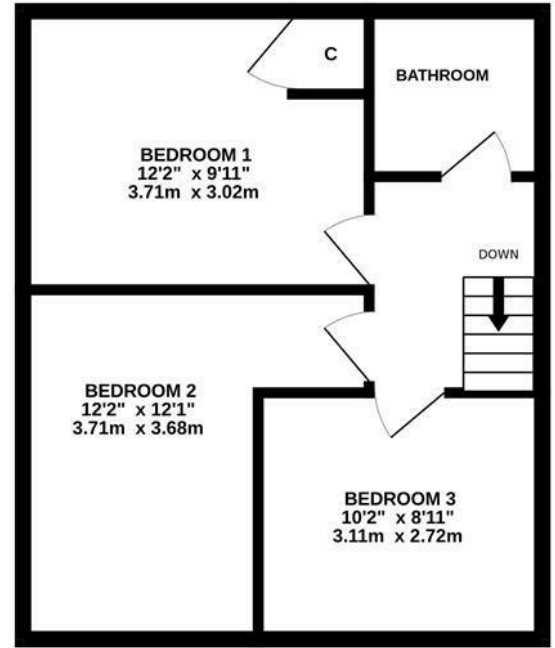
TENURE

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

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	83

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	

