



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **10 Elm Tree Close, Hull, HU12 9NX**

### **£210,000**

Nestled in the charming village of Thorngumbald, Elm Tree Close presents a delightful opportunity to acquire a semi-detached family home that perfectly balances comfort and convenience. This property is ideally suited for families, boasting three well-proportioned bedrooms and a thoughtfully designed layout.

Upon entering, you are greeted by a spacious living room that invites relaxation and social gatherings. The heart of the home is undoubtedly the stunning modern kitchen/diner, which flows seamlessly into a bright orangery, offering picturesque views of the south-facing rear garden. This outdoor space is a true highlight, providing a sun-drenched retreat for family activities or quiet moments of reflection. Additionally, the ground floor features a convenient downstairs WC, enhancing the practicality of the home.

Venturing to the first floor, you will find two generous double bedrooms, perfect for restful nights, alongside a third bedroom that can serve as a child's room, guest space, or home office. The family bathroom is well-appointed, catering to the needs of a busy household.

The exterior of the property is equally impressive, with ample off-street parking available on the driveway and a gravelled front garden. A large garage adds further convenience, providing additional storage or potential for a workshop.

### **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.

### **COUNCIL TAX BAND**

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

### **FLOOR PLAN DISCLAIMER**

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

### **DISCLAIMER**

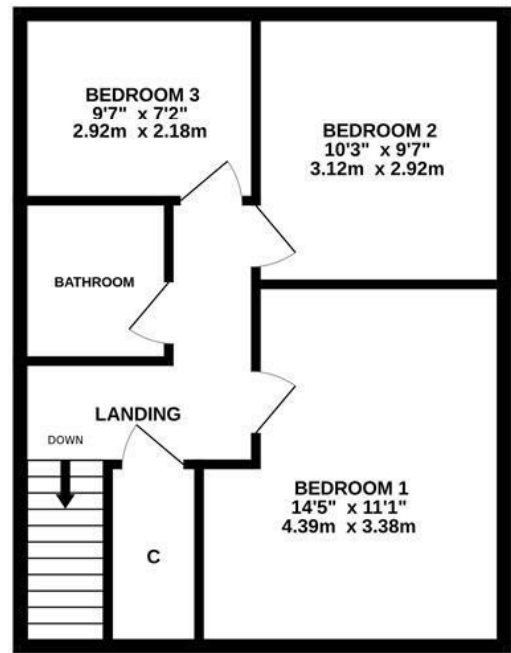
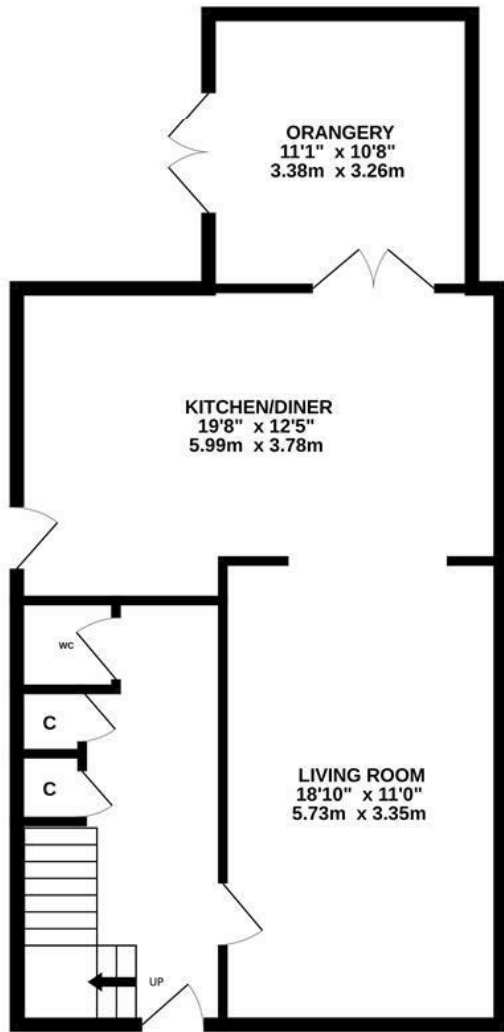
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### **VIEWINGS**

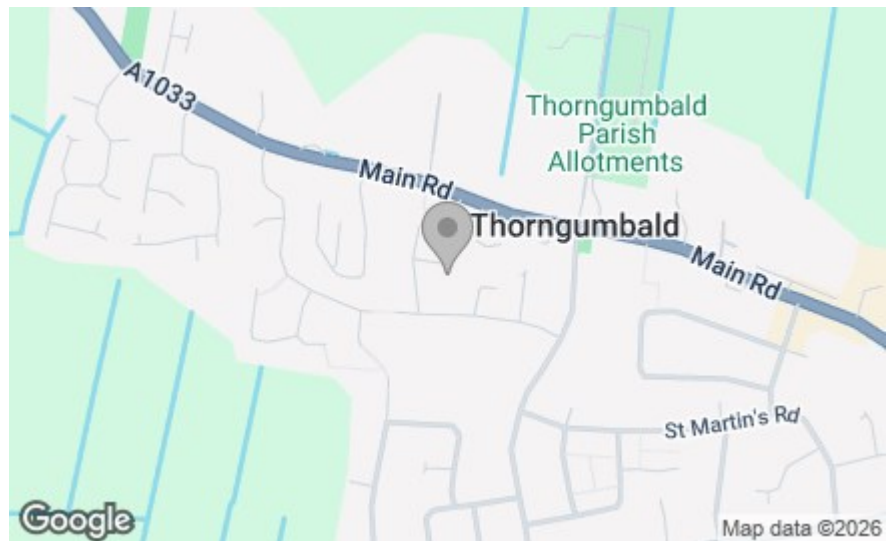
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

### **CONNECTED PERSON DISCLAIMER - IMPORTANT NOTICE**

Please note we are required under The Estate Agents Act 1979 and the Provision of Information Regulation's 1991 to point out that the client we are acting for on the sale of this property is a Connected Person as defined by that act.



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 |                         |
| (82 plus) <b>A</b>                          |                         |
| (81-81) <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>74</b>                                   | <b>88</b>               |
| England & Wales                             | 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 |                         |
| England & Wales   | EU Directive 2002/91/EC |