



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 16 Chestnut Avenue, Hull, Yorkshire HU12 9LD

### £185,000

WELCOME TO THIS IMMACULATE THREE-BEDROOM SEMI-DETACHED HOME IN THE HEART OF THORNGUMBALD, OFFERING STYLISH INTERIORS, A MODERN KITCHEN/DINER, GENEROUS GARDEN AND OFF-STREET PARKING — A PERFECT MOVE-IN-READY FAMILY HOME IN A SOUGHT-AFTER VILLAGE LOCATION.

Nestled in the charming village of Thorngumbald, this delightful three-bedroom semi-detached home on Chestnut Avenue is an excellent opportunity for families seeking a comfortable and convenient living space. The property is immaculately presented and ready for you to move in without delay.

Upon entering, you will find a stunning living room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern kitchen/diner is designed with both style and functionality in mind, providing an ideal space for family meals and gatherings. The home features two spacious double bedrooms, alongside a single third bedroom, making it suitable for children, guests, or even a home office. The stylish family bathroom completes the interior, ensuring all your needs are met. Outside, the property has off-street parking, a valuable asset in today's busy world. The generous garden to the rear offers a wonderful outdoor space for children to play, gardening enthusiasts, or simply enjoying the fresh air.

Located close to well-regarded schools and local amenities, this home benefits from excellent transport links to Hull city centre and the nearby market town of Hedon, which is home to a variety of supermarkets, restaurants, and public houses. This combination of convenience and community makes it an ideal choice for families. In summary, this three-bedroom semi-detached home on Chestnut Avenue is a fantastic opportunity for those looking for a move-in-ready property in a desirable location. Don't miss your chance to make this lovely house your new home.

#### **CENTRAL HEATING**

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

#### **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.

#### **VIEWINGS**

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

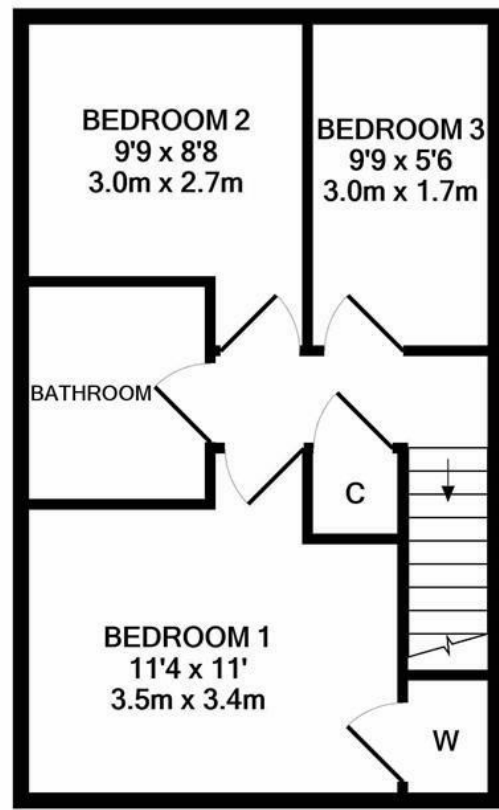
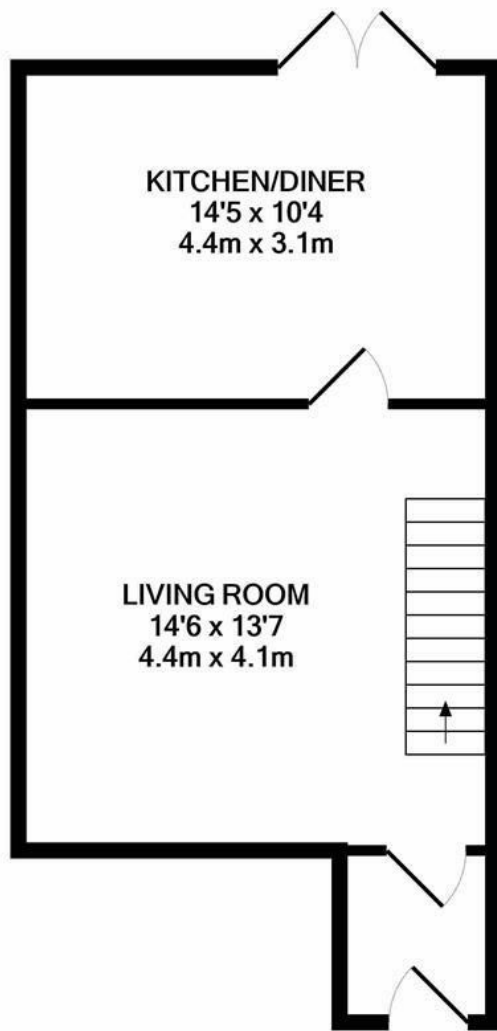
#### **TENURE**

Symonds + Greenham have been informed that this property is Freehold

#### **COUNCIL TAX BAND**

Symonds + Greenham have been informed that this property is in Council Tax Band "B"



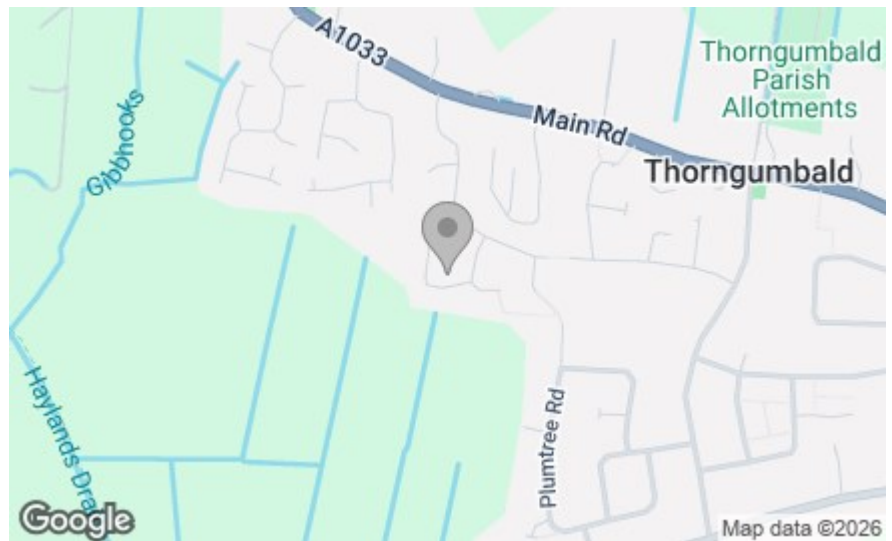


1ST FLOOR  
APPROX. FLOOR  
AREA 344 SQ.FT.  
(31.9 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 367 SQ.FT.  
(34.1 SQ.M.)

**TOTAL APPROX. FLOOR AREA 711 SQ.FT. (66.0 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>68</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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			
(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			
England & Wales		EU Directive 2002/91/EC	