



SYMONDS + GREENHAM

Estate and Letting Agents



3 Thornton Dale New Bridge Road, Hull, HU9 2LT Offers over £85,000

Symonds and Greenham are delighted to present this well presented two bedroom end terraced home on Thornton Dale, just off Newbridge Road in the popular HU9 area. Ideally located close to a range of local amenities, shops and transport links, this property offers comfortable living in a convenient setting.

The home is well maintained throughout and benefits from a stylish interior, including a modern shower room, a cosy living space and a recently installed boiler, making it an excellent option for first time buyers, downsizers or investors.

The accommodation briefly comprises an entrance hall leading into a spacious open plan living and dining area, complete with a charming wood burner creating a warm and inviting focal point. The kitchen is also located on the ground floor and offers a practical space for everyday cooking.

To the first floor are two generously sized double bedrooms along with a stylish and contemporary shower room.

Externally, the property enjoys a south facing rear yard, perfect for making the most of the sun, along with a well maintained front garden that adds to the home's kerb appeal.

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 A.

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.

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.

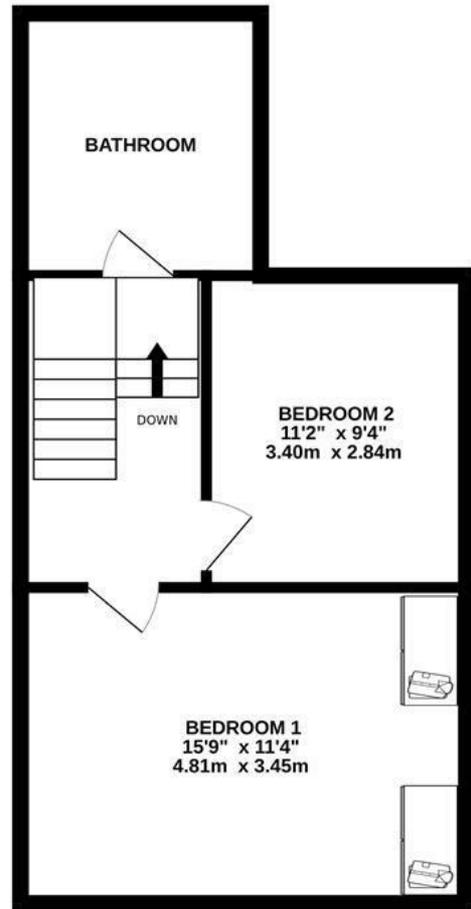
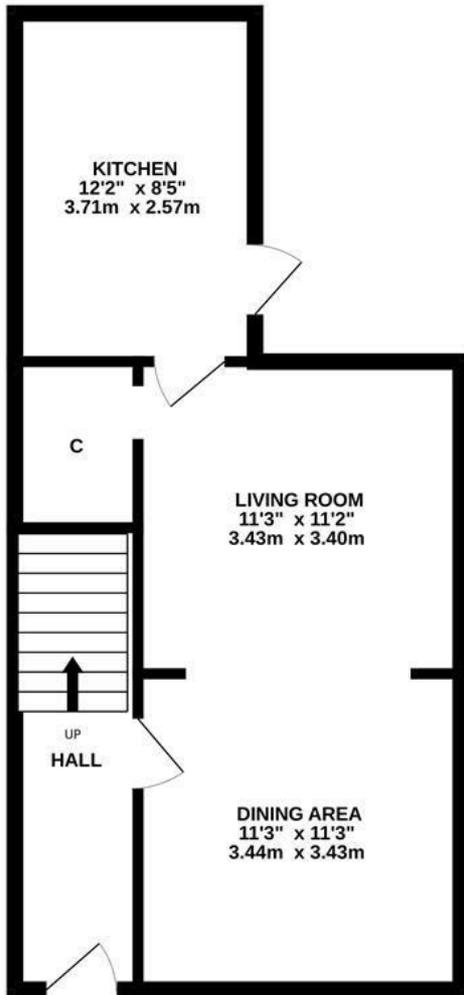
TENURE

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

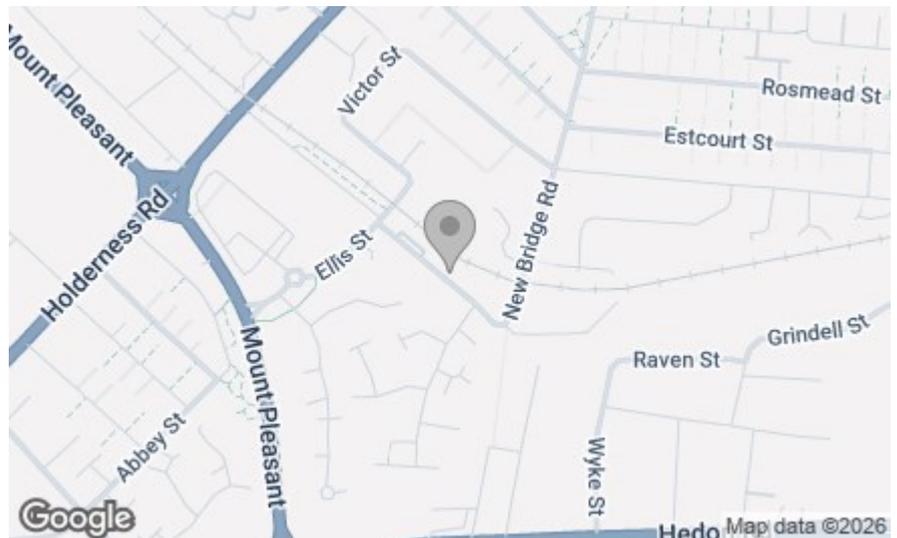
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

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



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