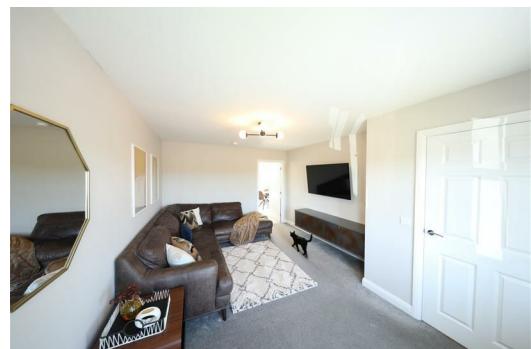




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 16 Thornbury Walk, Hull, HU7 3JY

### £170,000

Welcome to Thornbury Walk in the charming area of Kingswood, Hull! This delightful house is now available for you to make your home. Situated in a peaceful neighbourhood, this property offers a perfect blend of comfort and convenience.

As you step inside, you are greeted by a spacious living area, perfect for relaxing with family or entertaining guests. The large windows allow natural light to flood the room, creating a warm and inviting atmosphere.

The property features a well-equipped kitchen, ideal for whipping up delicious meals. With ample storage space and modern appliances, cooking will be a joy in this kitchen. The dining area is perfect for enjoying your culinary creations with loved ones.

Upstairs, you will find cosy bedrooms that offer a peaceful retreat at the end of the day. The master bedroom is spacious and bright, providing a tranquil space to unwind. The additional bedrooms are versatile and can be used as guest rooms, home offices, or playrooms.

Outside, the house boasts a lovely garden where you can enjoy the fresh air and soak up the sunshine. Whether you have a green thumb or simply enjoy outdoor relaxation, the garden is a perfect spot for your morning coffee or evening gatherings.

Located in Kingswood, Hull, this property offers easy access to local amenities, schools, parks, and transport links. You'll have everything you need right at your doorstep, making everyday life a breeze.



## GROUND FLOOR

### ENTRANCE HALL

with stairs to the first floor



### LOUNGE

A spacious reception room with door to the kitchen diner



### KITCHEN DINER

with a range of eye and base level units with complementing work surfaces, integrated fridge freezer, integrated microwave, electric oven, induction hob with overhead extractor fan, integrated dishwasher, sink and drainer unit, integrated washing machine and French doors to the rear garden



## KITCHEN

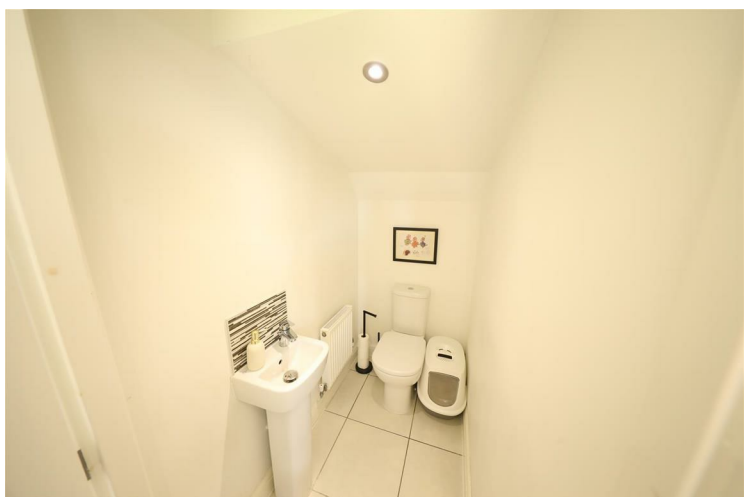


## DINER



## DOWNSTAIRS WC

A convenient downstairs toilet with low level WC and pedestal hand basin



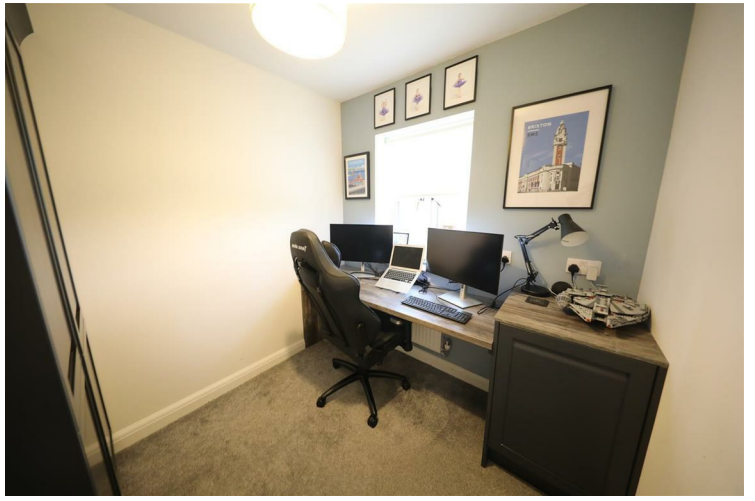
## FIRST FLOOR

### LANDING



### BEDROOM ONE

An excellent sized double bedroom with fitted wardrobes



### BATHROOM

with low level WC, pedestal hand basin, heated towel rail, panelled bath with overhead shower attachment and tiles to splashback areas



### BEDROOM TWO

A second good sized double with fitted wardrobes



### OUTSIDE

The westerly facing rear garden is quite the sun trap and an excellent space to relax or entertain guests. It is laid mainly to lawn, with a block paved patio and enclosed by timber fencing



### BEDROOM THREE



### PARKING

Off street parking on the front drive for one vehicle

#### **CENTRAL HEATING**

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

#### **DOUBLE GLAZING**

The property has the benefit of double glazing.

#### **COUNCIL TAX BAND**

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

#### **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**

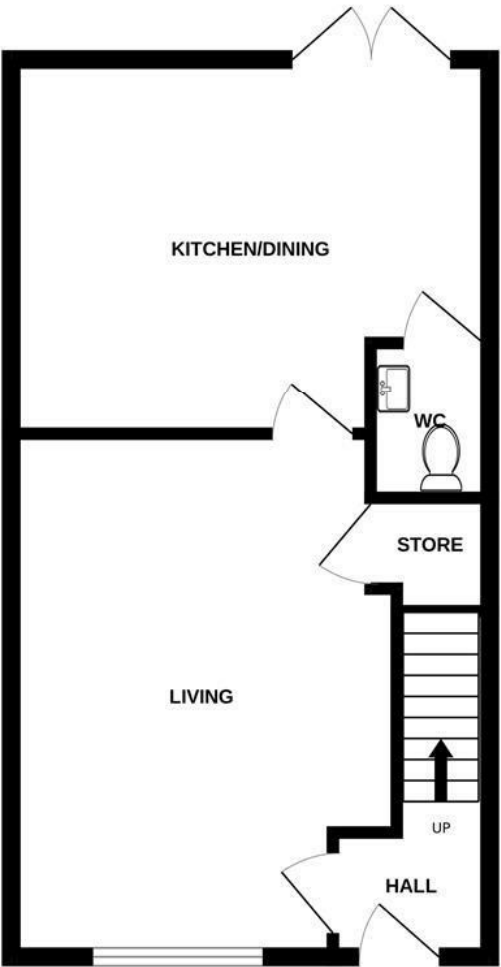
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

#### **DISCLAIMER**

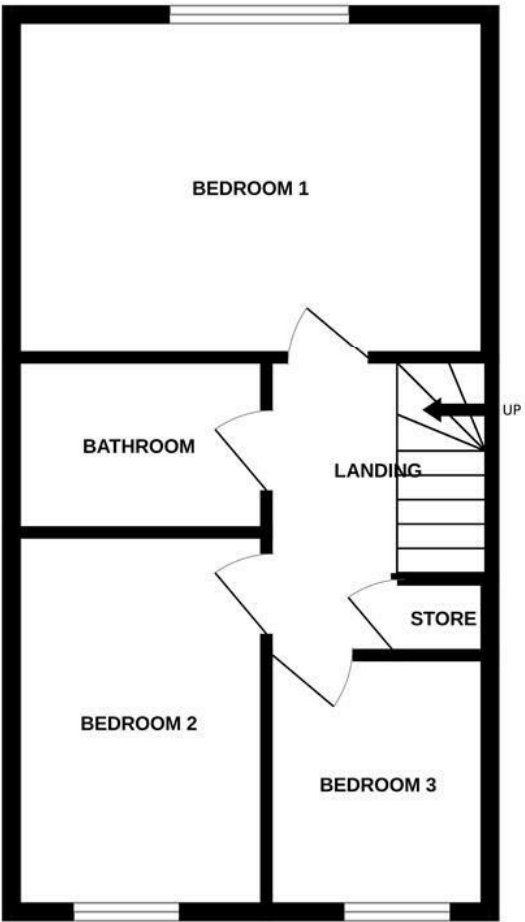
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.



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) <b>A</b>	<b>97</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>84</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	
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	

