



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 2 Stockholm Road, Hull, HU12 9PN

### £250,000

Symonds and Greenham are delighted to present this fantastic four bedroom semi detached dormer bungalow, occupying an impressive corner plot on the popular Stockholm Road in the sought after village of Thorngumbald. Offering spacious and versatile accommodation throughout, this wonderful home provides the perfect opportunity for a growing family or those looking for a long term home with flexible living arrangements. With the benefit of ground floor living if required, or the option to utilise the full two floors, this property offers exceptional adaptability to suit a variety of lifestyles.

The ground floor comprises a welcoming entrance hall, a stylish living room featuring a charming log burner, a modern fitted kitchen and a large conservatory overlooking the stunning rear garden. There are also two well proportioned bedrooms, currently utilised as additional reception rooms, and a convenient shower room, providing the option for comfortable single level living.

To the first floor are two impressive double bedrooms, both offering excellent space, along with a Jack and Jill shower room and a generous landing area with useful storage.

Externally, the property boasts a sensational rear garden, beautifully landscaped with a large lawn, patio area and established borders, creating a private and peaceful outdoor retreat. Being positioned on a corner plot, the property enjoys a generous frontage with a large driveway providing ample off street parking, along with a garage for additional storage.

Situated in a highly regarded village location in Thorngumbald, this superb dormer bungalow combines spacious accommodation, flexibility and an exceptional garden, making it a rare opportunity not to be missed.

**BOOK YOUR VIEWING NOW!**

### 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 C.

### 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

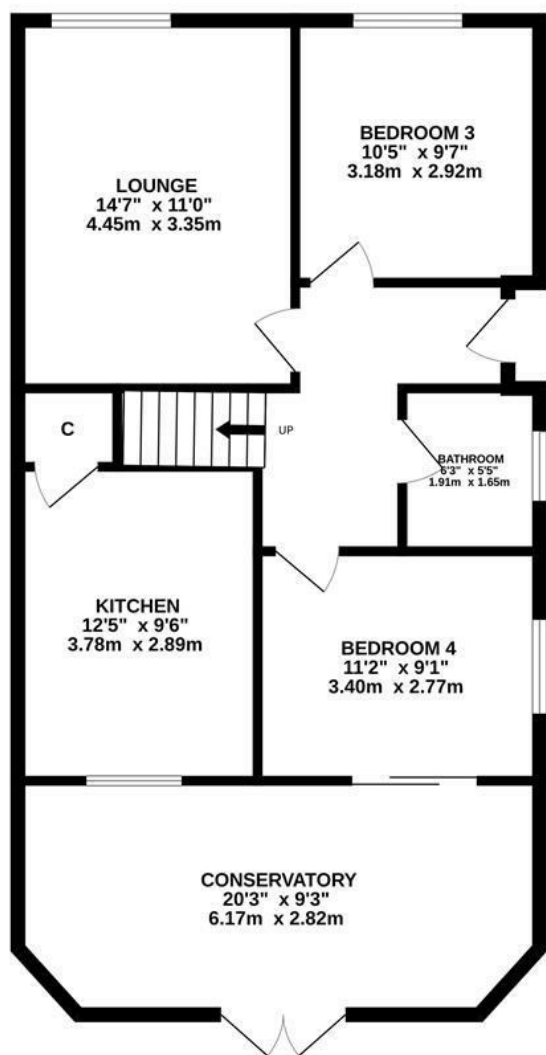
Symonds + Greenham have been informed that this property is Freehold.

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

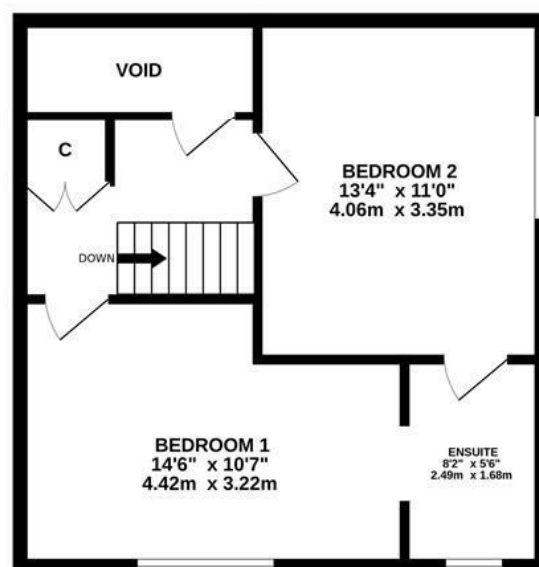
### VIEWINGS

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

GROUND FLOOR  
801 sq.ft. (74.4 sq.m.) approx.

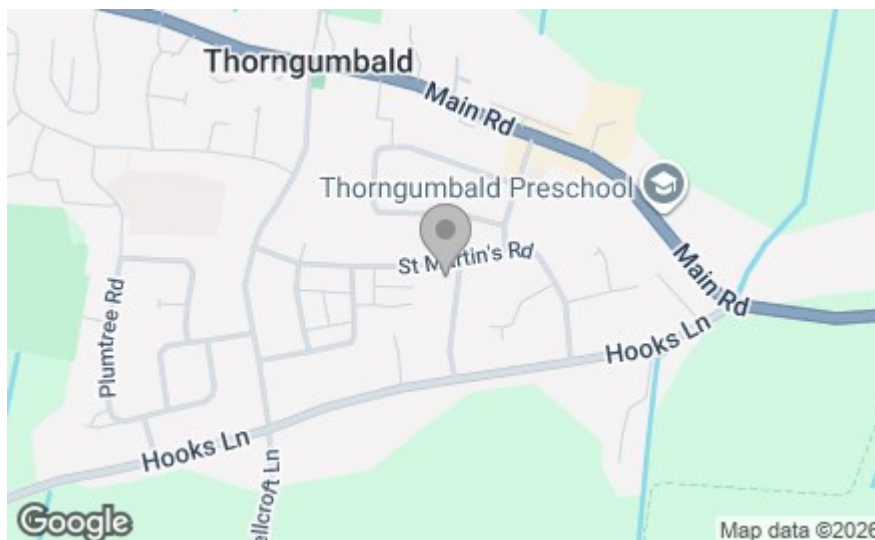


1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1248 sq.ft. (115.9 sq.m.) approx.

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                                 |  | 68                                                                                  | 85        |
| (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 <sub>2</sub> ) Rating                  |  | Current                                                                             | Potential |
|-----------------------------------------------------------------|--|-------------------------------------------------------------------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                                                                                     |           |
| (02 plus) A                                                     |  |                                                                                     | 85        |
| (81-91) B                                                       |  |                                                                                     |           |
| (69-80) C                                                       |  |                                                                                     |           |
| (55-68) D                                                       |  |                                                                                     |           |
| (39-54) E                                                       |  |                                                                                     |           |
| (21-38) F                                                       |  |                                                                                     |           |
| (1-20) G                                                        |  |                                                                                     |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                                                                                     |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC                                                             |           |
|                                                                 |  |  |           |