



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **19 The Close, Hull, HU7 4FH**

### **£345,000**

**THREE BED DETACHED TRUE BUNGALOW - QUIET CUL DE SAC LOCATION - GENEROUS SOUTH FACING REAR GARDEN - DETACHED DOUBLE GARAGE AND DRIVE FOR FOUR CARS - RARELY AVAILABLE - NO ONWARDS CHAIN!!!**

Welcome to The Close, Sutton On Hull! This stunning three-bedroom detached true bungalow is a rare find, and is now available to purchase with no onwards chain. Located in a quiet cul-de-sac, this property is perfect for those looking for a peaceful and comfortable home. The bungalow boasts beautiful front and rear gardens, with the South-facing rear garden perfect for enjoying the summer sun. The double detached garage and driveway provide ample off-street parking for up to four vehicles. Inside the property, the master bedroom features an ensuite bathroom, while the other two bedrooms are also well-proportioned. This property is a must-see for those looking for a beautiful home in a desirable location on one level.

**DON'T MISS OUT.....BOOK YOUR VIEWING TODAY!**

## GROUND FLOOR

### ENTRANCE HALL

### LOUNGE

13'6 max x 16'3 max (4.11m max x 4.95m max )

An excellent sized reception room with electric fire place and bay window



### KITCHEN/DINER

12'4 max x 8'8 max (3.76m max x 2.64m max )

With a range of eye level on base level units with complimenting work surfaces, stainless steel sink and drainer unit, electric oven with conduction hob and overhead extractor fan and door to the utility room



### UTILITY ROOM

8'2 max x 6'8 max (2.49m max x 2.03m max )

With base level units and complimenting work surface, space for fridge freezer, come in the washing machine, space for tumble dryer, stainless steel sink and drainer unit and door to the rear garden



## BEDROOM ONE

12'2 max x 11'5 max (3.71m max x 3.48m max )

An excellent sized double bedroom with fitted wardrobes and ensuite shower room



### ENSUITE

5'3 max x 7'2 max (1.60m max x 2.18m max )

A wet room with walk-in shower and overhead shower attachment, heated towel, low-level WC, pedestal handbasin and tiles to splashback areas



## BEDROOM TWO

8'8 max x 11'5 max (2.64m max x 3.48m max )

with fitted wardrobes



### BEDROOM THREE

7'9 max x 9'7 max (2.36m max x 2.92m max )



### BATHROOM

7'2 max x 7'8 max (2.18m max x 2.34m max )

With low-level WC, vanity handbasin unit, panelled bath with overhead shower attachment and tiles from floor to ceiling



### OUTSIDE

The property benefits from both front and rear gardens. The generous south facing rear garden is quite the Ssn trap in the perfect place to relax or entertain in the summer. It is late mainly to lawn with areas of block paved patio and enclosed by timber fencing.



### GARAGE AND PARKING

The property benefit from a double brick built detached garage and driveway providing ample off street parking and external storage space



### 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

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

### COUNCIL TAX BAND

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

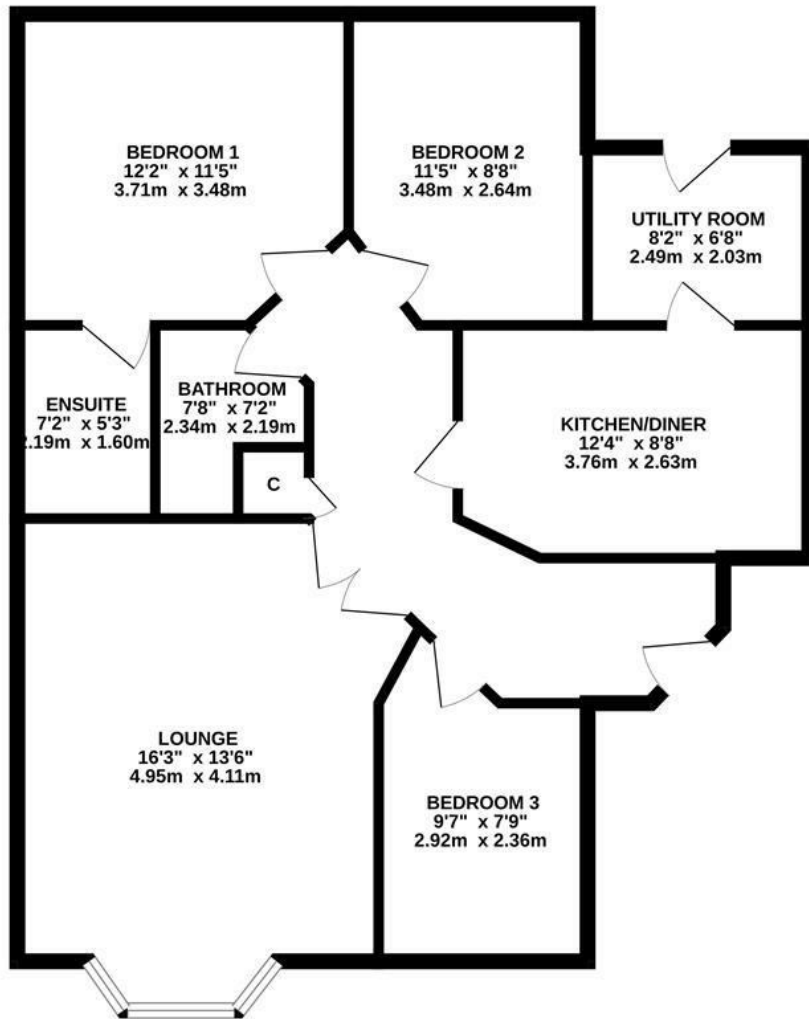
### VIEWINGS

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

### DISCLAIMER

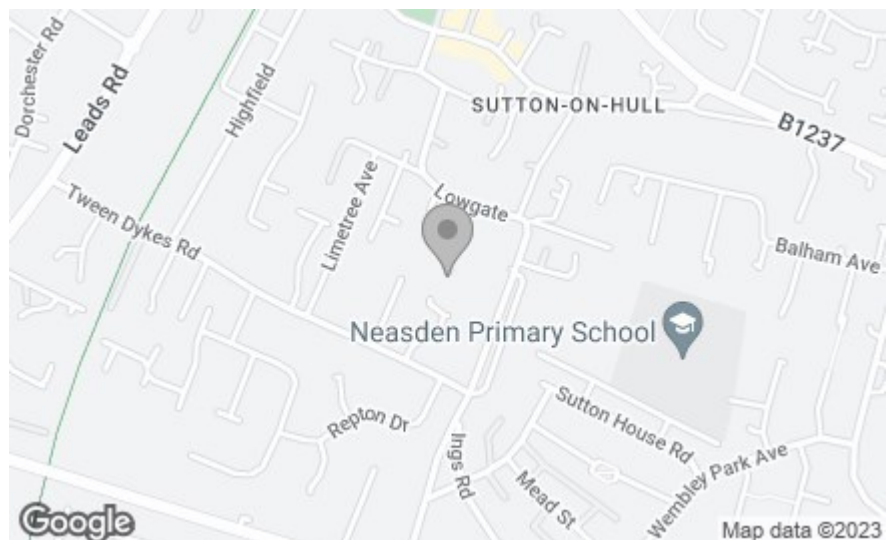
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.


GROUND FLOOR  
903 sq.ft. (83.9 sq.m.) approx.




TOTAL FLOOR AREA : 903 sq.ft. (83.9 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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>67</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>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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