



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 89 Sutton Road, Hull, HU6 7DR Offers over £120,000

POPULAR LOCATION - THREE BEDROOMS - OPEN PLAN LIVING - TWO BATHROOMS - NO ONWARD CHAIN

Introducing this charming three bedroom terraced property on Sutton Road. With its open plan living/dining room, well-appointed kitchen, and convenient features, this home offers a comfortable and convenient lifestyle for first time buyers and families alike.

The heart of this home lies in its open plan living/dining room, providing a spacious and versatile area for relaxing and entertaining. The kitchen is thoughtfully designed, offering ample storage and workspace for culinary enthusiasts. The property also benefits from a convenient downstairs wet room, adding practicality to everyday living.

Upstairs, you will find three good sized bedrooms, each providing a peaceful retreat for the whole family. The family bathroom offers a relaxing space to unwind and rejuvenate.

The property boasts a good sized garden, providing an outdoor oasis for recreation, gardening, or enjoying alfresco dining. A garage adds further convenience and storage options.

Situated in a desirable location, this property benefits from close proximity to a range of amenities, including shops, schools, and other local services, with Kingwood retail park close by. Excellent transport links and regular bus

## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor and door to...

### LIVING ROOM

21'6 x 17'0 max (6.55m x 5.18m max)

with fireplace and bay window



### DINING ROOM

with sliding doors to rear garden



### KITCHEN

11'8 x 7'1 max (3.56m x 2.16m max)

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, oven with gas hob, space for fridge freezer and plumbing for washing machine



### WETROOM

tilled throughout with low level w/c, pedestal sink basin and overhead shower attachment



## FIRST FLOOR

### BEDROOM 1

11'5 x 9'4 max (3.48m x 2.84m max)

an excellent sized double bedroom with fitted wardrobes



### BEDROOM 2

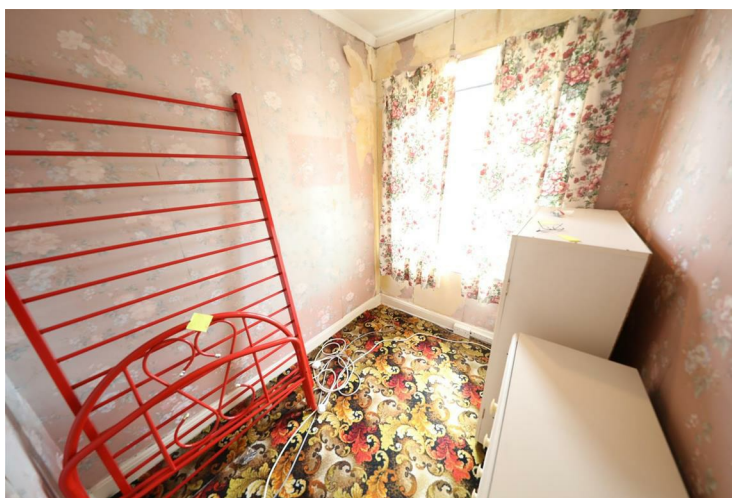
10'7 x 9'0 max (3.23m x 2.74m max)

another good sized double bedroom with fitted wardrobes



### BEDROOM 3

7'1 x 5'9 max (2.16m x 1.75m max)



### BATHROOM

with low level w/c, pedestal sink basin and panelled bath with overhead shower attachment, tiled to splash back areas



### OUTSIDE

a good sized rear garden with patio area and ramp, separate lawn and garage to the rear, enclosed by timber fencing



### GARAGE

### 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 B.

### 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.

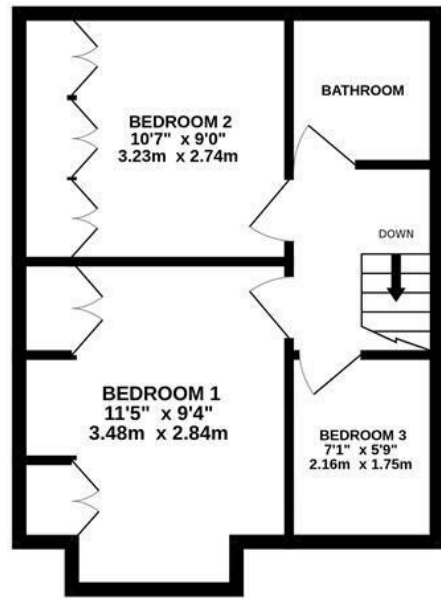
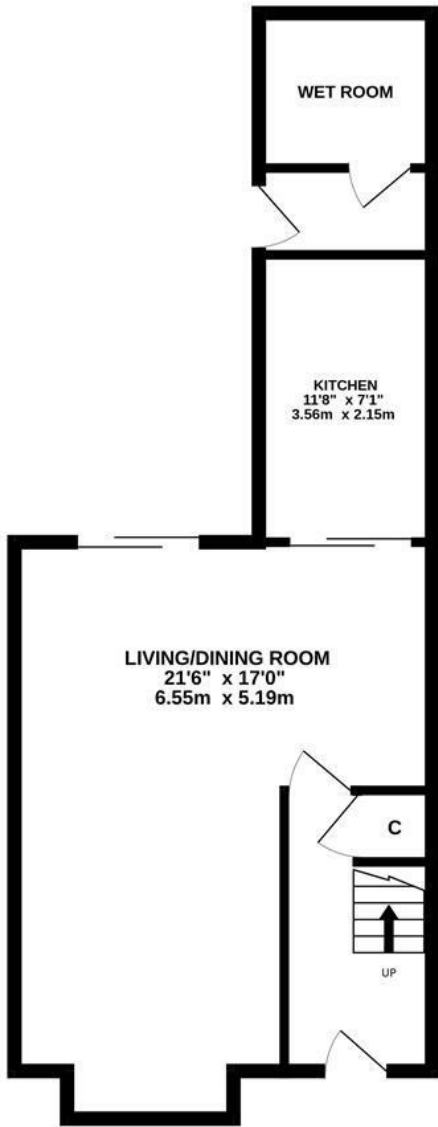
### TENURE

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
	<b>86</b>
<b>69</b>	

Very energy efficient - lower 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

England & Wales EU Directive 2002/91/EC