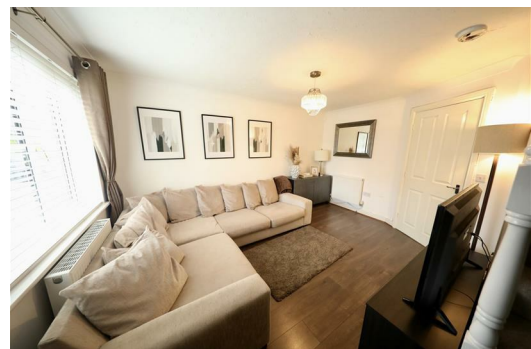




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 48 St. Bartholomews Way, Hull, East Yorkshire HU8 0FD Offers over £150,000

BEAUTIFULLY PRESENTED - THREE GOOD SIZED BEDROOMS - FANTASTIC, MODERN KITCHEN - STYLISH DECOR - OFF STREET PARKING

Introducing this exceptional, meticulously presented 3 bedroom mid terraced property situated on the desirable Bartholomews Way. This home exudes charm and sophistication and is nestled in a tranquil residential setting; it offers the perfect retreat from the hustle and bustle of daily life while still being conveniently located near Sutton village.

Upstairs, you'll find three generously sized bedrooms, each offering ample space for relaxation and personalisation. The family bathroom provides a luxurious sanctuary where you can indulge in a soothing bath after a long day.

Step outside to discover the beautifully landscaped rear garden, a private oasis where you can enjoy alfresco dining or simply soak up the sunshine. Additionally, the front drive provides convenient off road parking for your vehicles, ensuring hassle free access to your home.

With its impeccable styling and desirable location, this property is a true testament to refined living. Don't miss your chance to make this stunning residence your own.

**BOOK YOUR VIEWING NOW!**

## GROUND FLOOR

### PORCH

### LIVING ROOM

17'9 x 13'6 max (5.41m x 4.11m max)

a beautifully presented living room with stairs to first floor and door to...



### KITCHEN/DINER

17'8 x 11'3 max (5.38m x 3.43m max)

a chic, modern kitchen diner with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, plumbing for washing machine and space for fridge freezer with double doors to the rear garden



### CUPBOARD

with sink basin and plumbing for w/c

## FIRST FLOOR

### LANDING



### BEDROOM 1

11'1 x 9'8 max (3.38m x 2.95m max)

a beautifully styled primary bedroom



### BEDROOM 2

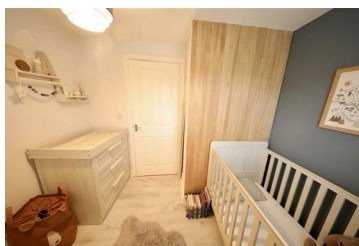
11'0 x 9'8 max (3.35m x 2.95m max)

another good sized double bedroom, currently used as a dressing room



### BEDROOM 3

8'8 x 7'7 max (2.64m x 2.31m max)



### BATHROOM

with low level w/c, pedestal sink basin and panelled bath with overhead shower attachment



### OUTSIDE

To the front, the property benefits from a drive providing off street parking for one vehicle, with grass verge and path.

To the rear, the property boasts a lovely, low maintenance rear garden, mainly laid with artificial grass, with paved patio and gravelled border, enclosed by timber fencing

### 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**

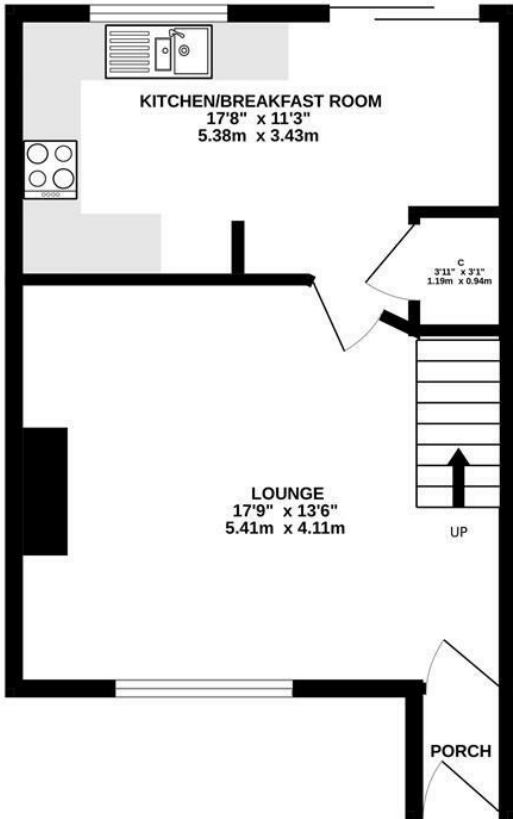
Symonds + Greenham have been informed that this property is Freehold.

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

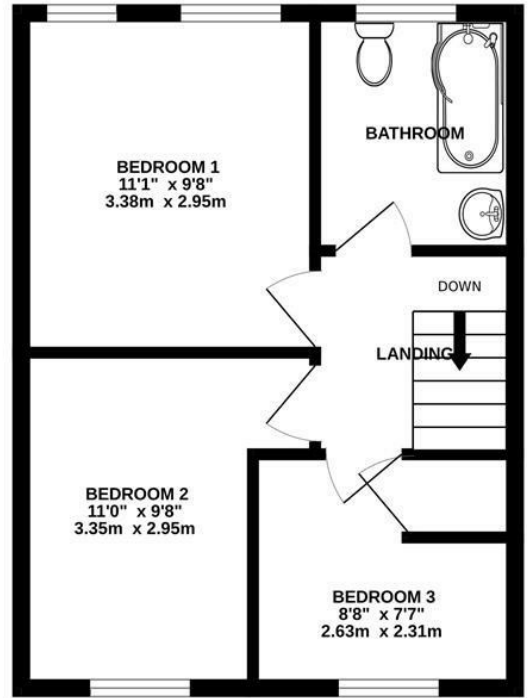
#### **VIEWINGS**

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

GROUND FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 681sq.ft. (63.3 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
	84
69	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

