



SYMONDS + GREENHAM

Estate and Letting Agents



136 Sunny Bank, Hull, East Yorkshire HU3 1LE **Offers over £260,000**

Presenting an enticing opportunity on Sunny Bank in Hull, this five-bed mid-terraced period property offers spacious accommodation with no chain, ideal for large or growing families. Key features include a vast 30 foot open-plan kitchen diner with a central island, perfect for gatherings. A generous rear garden provides ample outdoor space, while practicality is enhanced with a downstairs WC and utility room. Two spacious reception rooms, one featuring a log burner, offer cozy retreats. The first floor accommodates four double bedrooms, a fifth single, a family bathroom, and a separate shower room. Original features blend seamlessly with modern fittings throughout, creating a harmonious living environment. Embrace the charm and convenience of this delightful family home on Sunny Bank within walking distance of the highly sought after Hymers College..

GROUND FLOOR

ENTRANCE HALL

With stairs to the first floor



LOUNGE

16'0 max x 14'7 max (4.88m max x 4.45m max)

An excellent sized reception room with multi fuel log burner and bay window



SITTING ROOM

13'0 max x 13'0 max (3.96m max x 3.96m max)

Another spacious reception room with a selection of fitted cupboards



KITCHEN/DINER

31'4 max x 12'1 max (9.55m max x 3.68m max)

A huge 30 foot open plan kitchen diner



KITCHEN

13'1 max x 12'1 max (3.99m max x 3.68m max)

With a range of eye level and base level units with complementing worksurfaces, two electric ovens and an integrated grill, five gas hob with overhead extractor fan, stainless steel sink and drainer unit, plumbing for dishwasher, space for fridge freezer and a central island



DINER

18'3 max x 11'11 max (5.56m max x 3.63m max)

with space for tumble dryer



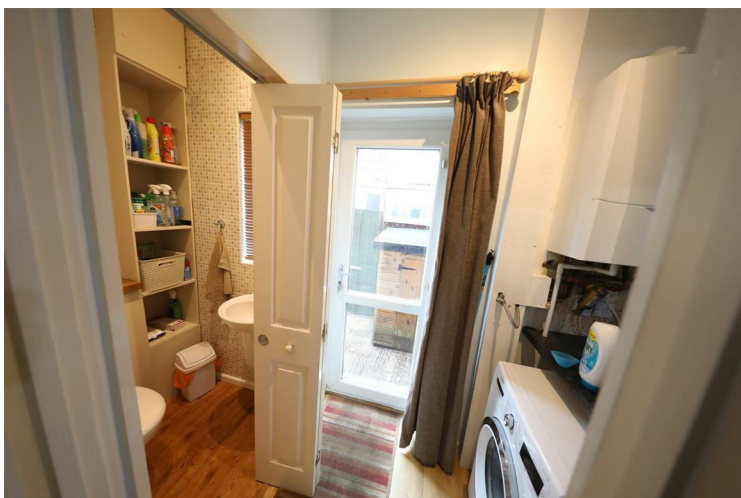
UTILITY ROOM AND DOWNSTAIRS WC

With plumbing for washing machine. Low level WC and vanity hand basin unit



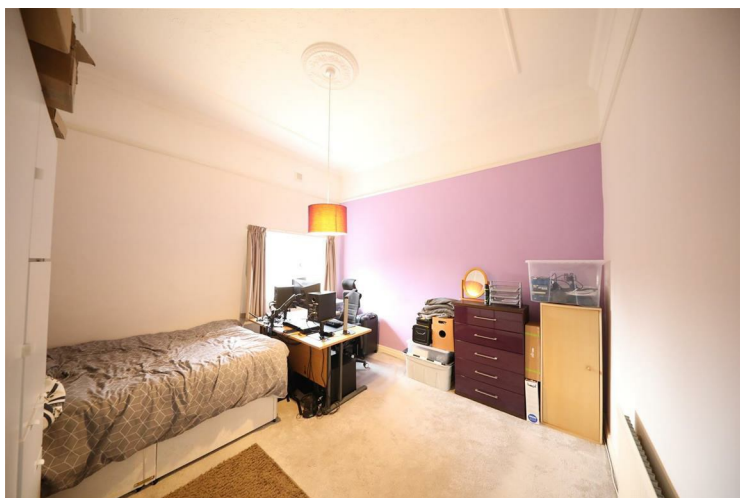
BEDROOM TWO

13'0 max x 13'0 max (3.96m max x 3.96m max)
A second good sized double bedroom



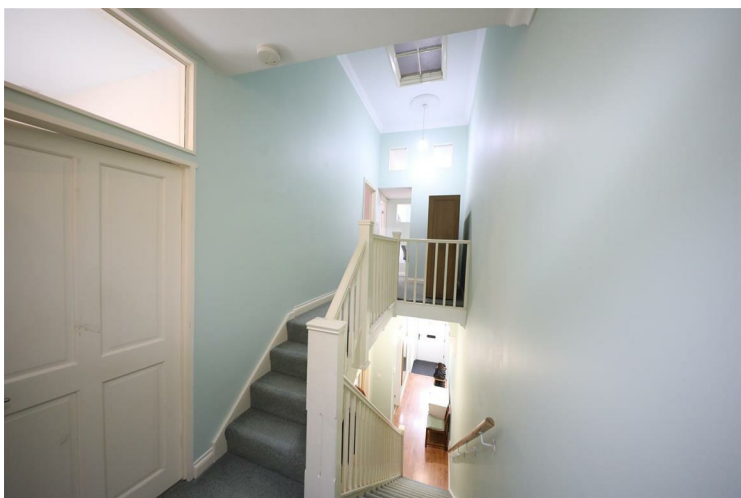
FIRST FLOOR

LANDING



BEDROOM THREE

12'11 max x 9'10 max (3.94m max x 3.00m max)
A third double bedroom with views of the rear garden



BEDROOM ONE

12'10 max x 16'0 max (3.91m max x 4.88m max)
An excellent sized double bedroom with bay window



BEDROOM FOUR

12'7 max x 8'9 max (3.84m max x 2.67m max)
A fourth double bedroom



BEDROOM FIVE

6'1 max x 13'4 max (1.85m max x 4.06m max)



OUTSIDE

The generous rear garden is laid mainly to lawn and enclosed by timber fencing with a double gate to the rear providing access

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

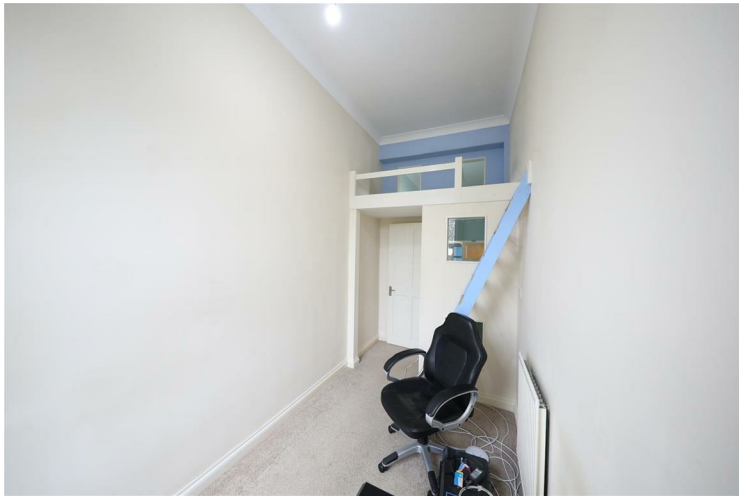
Symonds + Greenham have been informed that this property is in Council Tax Band C

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.



BATHROOM

Spacious bathroom with a semi c-top hand basin unit housing the back to wall WC, heated towel rail, panelled bath with overhead shower attachment and tiled from floor to ceiling

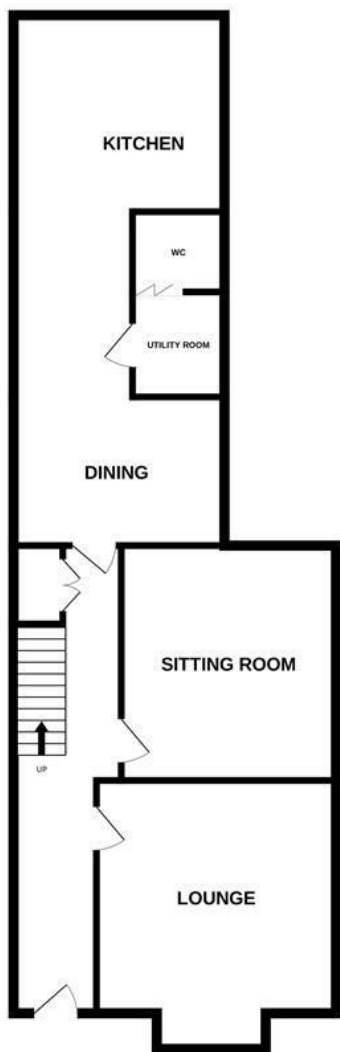


SHOWER ROOM

A tiled walk in wet room with thermostatic shower

GROUND FLOOR
886 sq.ft. (82.3 sq.m.) approx.

1ST FLOOR
881 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA: 1767 sq.ft. (164.1 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			
(82 plus) A			84
(81-81) 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			84
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		