



SYMONDS + GREENHAM

Estate and Letting Agents



1 The Close, Hull, Yorkshire HU7 4FH **£350,000**

SUPERB FOUR BED DETACHED - POPULAR VILLAGE LOCATION - TWO RECEPTION ROOMS - GARAGE AND OFF STREET PARKING - WELL PRESENTED THROUGHOUT

Introducing a beautifully presented 4 bedroom detached residence located on the peaceful residential street, The Close, nestled in the charming Sutton village. This well maintained property enjoys an advantageous plot on the street, offering convenient access to the village centre and its array of amenities, as well as excellent proximity to nearby schools.

Upon entering the property, you are greeted by a welcoming entrance hall that sets the tone for the inviting ambiance throughout. The ground floor boasts a convenient w/c, a utility room, a spacious kitchen diner, a large living room and a delightful conservatory, providing ample space for both relaxation and entertaining.

Venture upstairs to discover four generously sized bedrooms, including an en suite to the primary bedroom, offering comfortable accommodations for the entire household. A family bathroom completes the first floor, providing convenience for daily routines.

Externally, the property features a lovely wrap around rear garden, offering the perfect setting for outdoor enjoyment and gatherings. Additionally, a garage and meticulous front garden, along with a side drive, provide ample parking and storage options for vehicles and outdoor equipment.

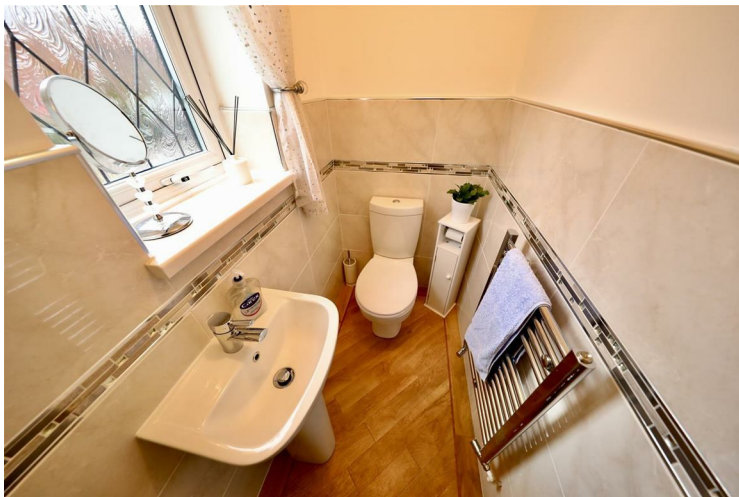
GROUND FLOOR

ENTRANCE HALL



W/C

with low level w/c, pedestal sink basin and heated towel rail



UTILITY ROOM

with work bench, sink basin with drainer unit, plumbing for washing machine, space for fridge freezer, floor to ceiling units and door to side drive



KITCHEN DINER

12'7 x 11'6 max (3.84m x 3.51m max)

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with induction hob and overhead extractor fan, integrated dishwasher, under stairs storage cupboard and door to...



LIVING ROOM

23'4 x 10'5 max (7.11m x 3.18m max)

a well presented spacious living room with fireplace



CONSERVATORY

22'7 x 10'4 max (6.88m x 3.15m max)

a beautifully presented, spacious conservatory overlooking the rear garden with french doors leading out to the garden



FIRST FLOOR

BEDROOM 1

13'1 x 10'6 max (3.99m x 3.20m max)

a good sized primary bedroom with fitted units and door to...



EN SUITE

tiled throughout, with low level w/c, pedestal sink basin, heated towel rail and corner shower cubicle

BEDROOM 2

13'0 x 9'5 max (3.96m x 2.87m max)

a spacious double bedroom

BEDROOM 3

9'2 x 7'9 max (2.79m x 2.36m max)



BEDROOM 4

9'2 x 6'5 max (2.79m x 1.96m max)

BATHROOM

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



OUTSIDE

To the rear, the property benefits from a spacious, well maintained wrap around garden mainly laid to lawn with raised patio area, enclosed by hedge border, garage and timber fencing.

To the front, the property has a beautiful garden mainly laid to lawn with flower beds and central path and generous side drive providing off street parking.



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 D.

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.

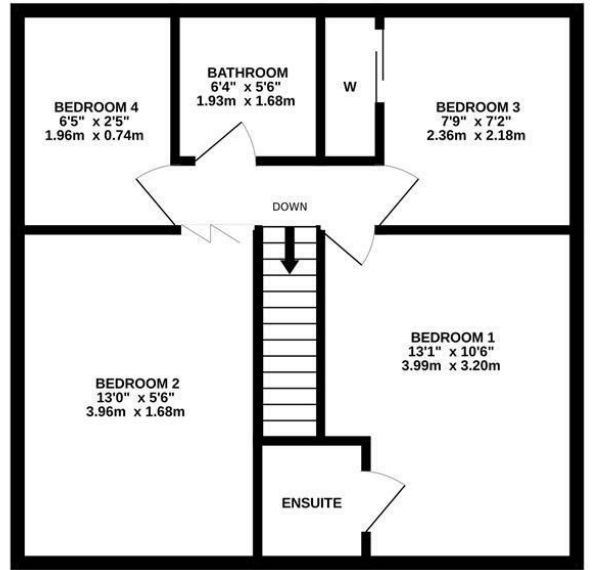
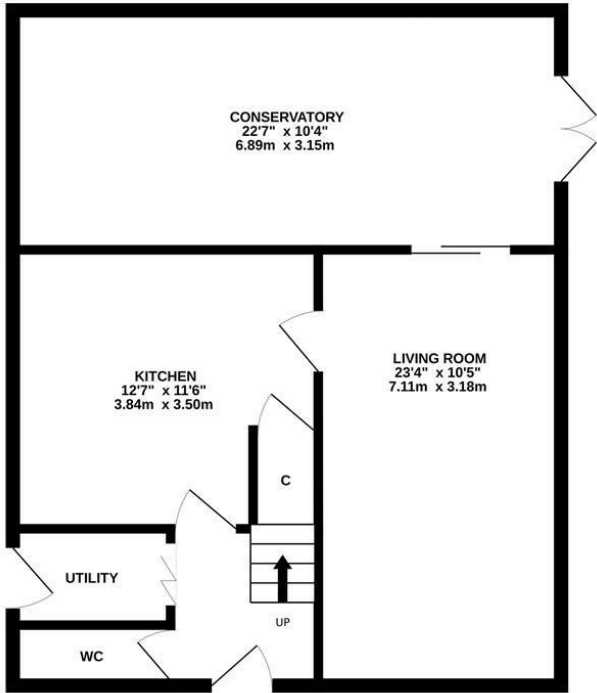
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

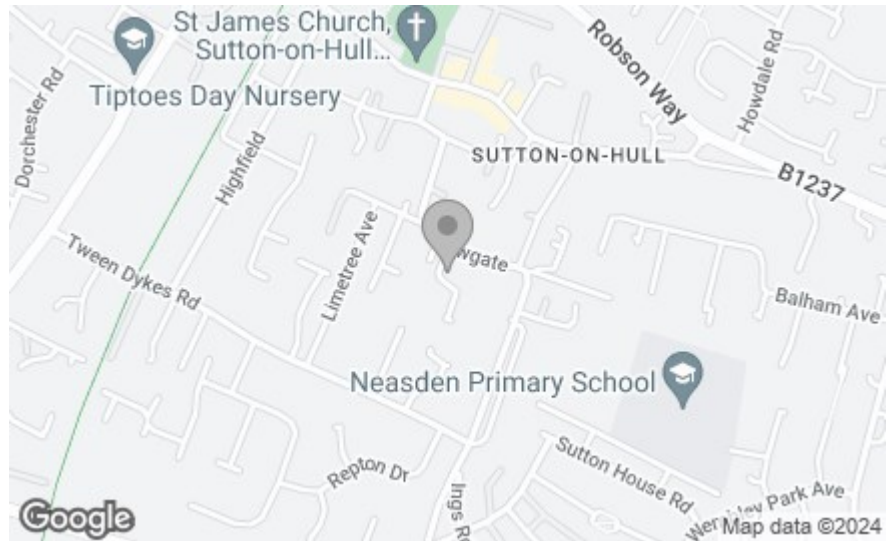
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR

1ST FLOOR



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	
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) 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