



SYMONDS + GREENHAM

Estate and Letting Agents



155 Sutton Road, Hull, HU6 7DP £125,000

NO ONWARD CHAIN - TWO BED TERRACED - CONVERTED LOFT SPACE - POPULAR LOCATION - CLOSE TO AMENITIES - BRICK GARAGE - OWNED SOLAR PANELS

Nestled in the popular HU6 location, this charming two bedroom terraced house on Sutton Road offers a comfortable and convenient lifestyle. Situated close to Kingswood retail park and benefiting from excellent bus routes, residents enjoy easy access to a host of amenities and transportation options.

Boasting a converted loft space, this property maximises its living area, providing additional flexibility and functionality for modern living. The ground floor welcomes you with an entrance hall that leads seamlessly into the spacious living room, creating an inviting space for relaxation and socialising. The open plan layout flows into the well appointed kitchen and lobby area, offering practicality and convenience for daily activities. Upstairs, two good sized bedrooms await, providing comfortable accommodation for residents. A family bathroom completes the first floor layout, offering essential amenities for daily comfort. A converted loft space provides versatility for various living arrangements or extra storage space.

Outside, residents can enjoy a good sized rear garden, providing a tranquil outdoor retreat for leisure activities or alfresco dining. The low maintenance front garden adds to the property's appeal, enhancing its overall aesthetic charm.

With its desirable location, practical layout, and additional converted loft space, this terraced house on Sutton Road offers a wonderful opportunity for those seeking a comfortable and convenient living environment.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

PORCH

ENTRANCE HALL

with stair to first floor and door to...

LIVING ROOM

14'9 x 11'8 max (4.50m x 3.56m max)

a good sized living room with doors to...



KITCHEN DINER

15'4 x 8'1 max (4.67m x 2.46m max)

a spacious 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



REAR LOBBY

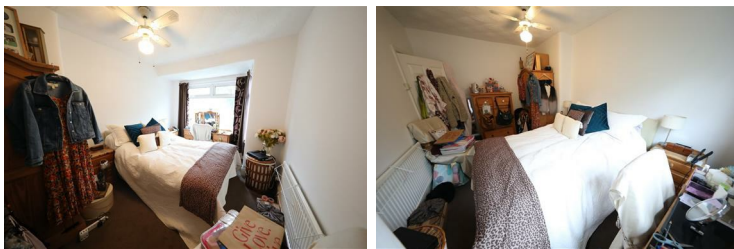
with space for fridge freezer and double doors to rear garden

FIRST FLOOR

BEDROOM 1

13'8 x 9'7 max (4.17m x 2.92m max)

a good sized primary with bay window



BEDROOM 2

9'5 x 8'9 max (2.87m x 2.67m max)

a double bedroom with fitted units



BATHROOM

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

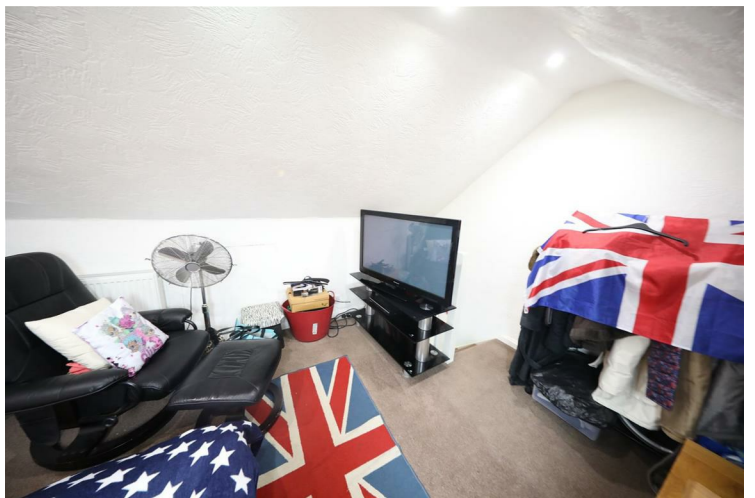


SECOND FLOOR

LOFT SPACE

13'8 x 9'4 max (4.17m x 2.84m max)

a versatile space currently used as a snug/bedroom area. Not to regulations.



OUTSIDE

a good sized rear garden with lawn, raised decking area and

concrete path with garage to the rear, enclosed by timber fencing



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

SOLAR PANELS

The property has the benefit of owned solar panels.

COUNCIL TAX BAND

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

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.

VIEWINGS

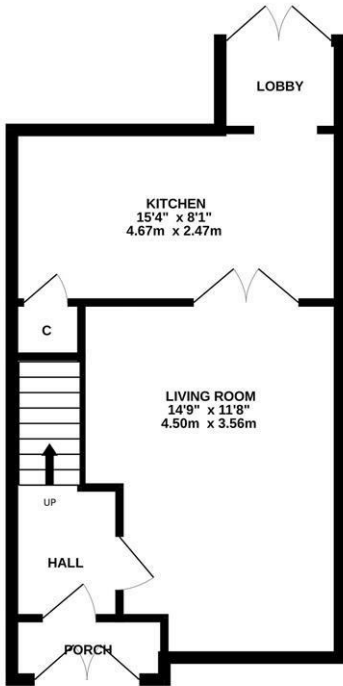
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

TENURE

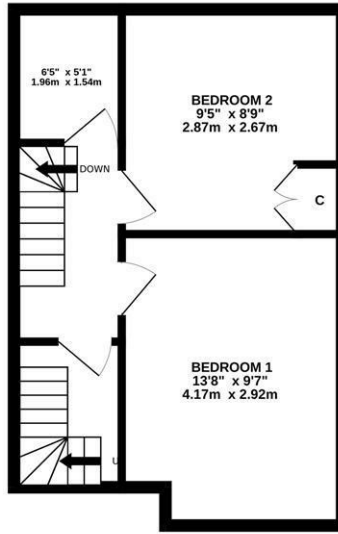
Symonds + Greenham have been informed that this property is Freehold.

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

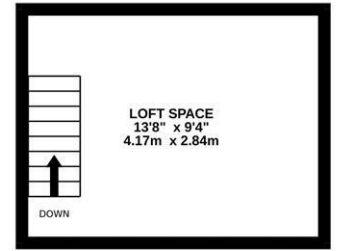
GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



2ND FLOOR
156 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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	
(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	
(02 plus) A	
(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

