



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 106 Church Street, Hull, HU7 4TD

### £230,000

COTTAGE STYLE PERIOD HOME WITH TONS OF CHARM AND CHARACTER - STUNNING REAR GARDEN WITH HOT TUB AND BAR - SUTTON VILLAGE LOCATION

Nestled in the charming village of Sutton-On-Hull, this semi-detached house on Church Street is a true gem waiting to be discovered. Boasting two reception rooms, kitchen, utility space, conservatory, three double bedrooms, with en-suite facilities to the master and a family bathroom, this property is perfect for a family looking for a cozy yet spacious home.

One of the standout features of this property is the delightful rear garden, complete with a luxurious hot tub and a stylish bar - the perfect setting for entertaining guests or simply unwinding after a long day. The garden is a real sun trap, ideal for soaking up the sun during the warmer months.

Sutton is a highly sought-after village, this home offers easy access to a wealth of local amenities. With good transport links to Hull city centre and Kingswood retail park, where you can find a supermarket, cinema, and a variety of retail outlets and restaurants, convenience is at your doorstep.

Steeped in history, this period property exudes character and charm throughout, offering a unique living experience for those who appreciate a touch of nostalgia. Don't miss the opportunity to make this house your home and create lasting memories in this picturesque setting.

BOOK YOUR VIEWING ASAP!!



## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor

### LIVING ROOM

14'7 max x 12'4 max (4.45m max x 3.76m max)

with log burning stove



### DINING ROOM

13'1 max x 12'4 max (3.99m max x 3.76m max)

with log burning stove and under-stairs cupboard



### KITCHEN

12'10 max x 8'11 max (3.91m max x 2.72m max)

With a range of eye level and base level units with complementing work surfaces, Belfast sink unit, electric cooker and gas hob with over head extractor fan.



### UTILITY SPACE

5'4 max x 4' max (1.63m max x 1.22m max)

with plumbing for washing machine, space for tumble dryer, space for fridge, space for freezer.

### CONSERVATORY

10'6 max x 9'9 max (3.20m max x 2.97m max)

with french patio doors to rear garden



## FIRST FLOOR

### BEDROOM 1

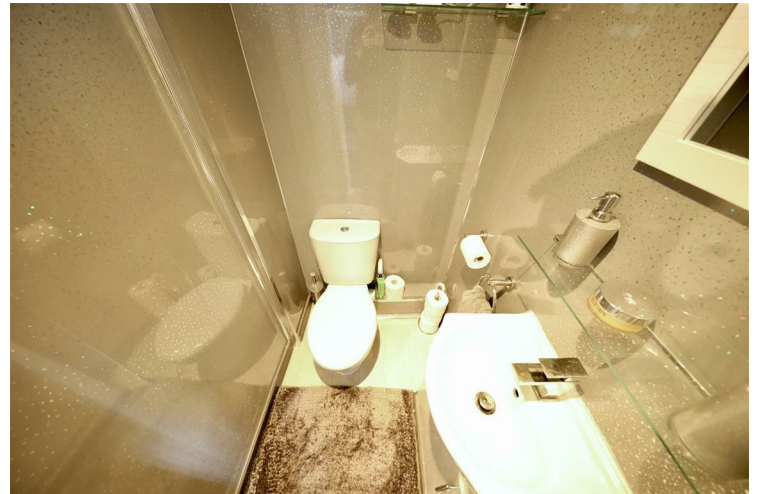
11'11 max x 10'6 max (3.63m max x 3.20m max)

with fitted wardrobes and shower cubicle with over head shower



### ENSUITE

with low level WC and vanity hand basin



### BEDROOM 2

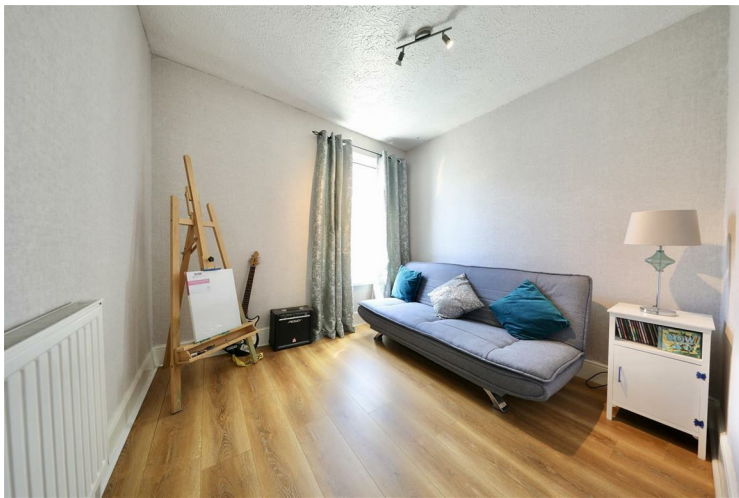
13'2 max x 10'6 max (4.01m max x 3.20m max)

with fitted wardrobes





**BEDROOM 3**  
*10'9 max x 9'7 max (3.28m max x 2.92m max)*



**BATHROOM**  
*8'1 max x 6'2 max (2.46m max x 1.88m max)*  
 With low-level WC, pedestal handbasin, panelled bath with overhead, shower, attachment, tiles to splash back areas.



**OUTSIDE**  
 The rear garden consists mainly of a raised decking area with an area laid with artificial grass, a timber shed, a hot tub and a bar complete with TV and sound system.  
 The rear garden is not overlooked and due to the neighbouring

properties being a church and a dentist, there is no one at the neighbouring properties after 5pm and on a weekend providing plenty of peace and quiet.



**CENTRAL HEATING**  
 The property has the benefit of gas central heating (not tested). The boiler is only four years old, with six years left on the warranty.

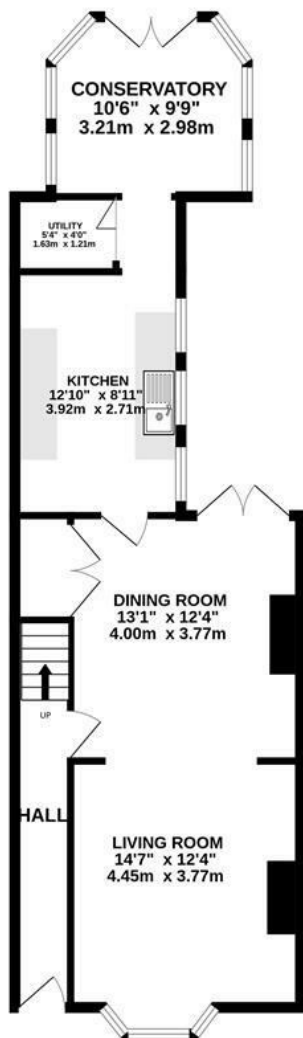
**DOUBLE GLAZING**  
 The property has the benefit of double glazing.

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

**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.

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



TOTAL FLOOR AREA : 1169sq.ft. (108.6 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>83</b>	(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>54</b>	(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

