



SYMONDS + GREENHAM

Estate and Letting Agents



22 Sutton Road, Hull, HU6 7DS

£170,000

BEAUTIFUL THREE BED SEMI - STYLISHLY DECORATED - OPEN PLAN LIVING - POPULAR HU6 LOCATION - REAR GARDEN WITH SHED - OFF STREET PARKING - BRAND NEW BOILER

This spacious three bedroom semi detached property on Sutton Road, located in the popular HU6 area, is an excellent opportunity for those seeking a well presented home in a desirable location. Immaculately presented throughout, the property offers a modern and stylish living space with the added benefit of off street parking. The open plan layout on the ground floor creates a bright and airy feel, ideal for both family living and entertaining.

The property comprises an inviting entrance hall leading to a stylish open plan living and dining room, perfect for relaxing or hosting guests. The stylish kitchen is beautifully designed with modern fittings, offering plenty of storage and workspace. Additionally, there is a convenient ground floor w/c.

Upstairs, there are three well proportioned bedrooms, each providing ample space for family living. The family bathroom is modern and well finished, adding to the property's overall appeal.

Externally, the fantastic rear garden offers a great outdoor space, ideal for families or those who enjoy outdoor entertaining. The front of the property features a drive, providing off street parking for convenience. This home offers an exceptional living environment in a highly sought after HU6 location, close to amenities and transport links.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

12'4 x 12'3 max (3.76m x 3.73m max)

a beautiful open plan living space with bay window and feature fireplace

DINING ROOM

14'8 x 11'5 max (4.47m x 3.48m max)

a well designed living space with a beautiful fireplace and french doors to the rear garden

KITCHEN

19'9 x 6'4 max (6.02m x 1.93m max)

with a range of eye and base level units with complementing work surfaces, open plan shelving, sink basin with drainer unit, integrated double oven with gas hob and overhead extractor fan, integrated dish washer, plumbing for washing machine, space for tumble dryer and space for fridge freezer

W/C

with low level w/c and floating sink basin

FIRST FLOOR

LANDING

BEDROOM 1

12'2 x 11'1 max (3.71m x 3.38m max)

a phenomenal primary bedroom with fitted wardrobes, feature fireplace and bay window

BEDROOM 2

12'2 x 11'5 max (3.71m x 3.48m max)

another good sized double bedroom with fitted cupboard

BEDROOM 3

5'7 x 5'6 max (1.70m x 1.68m max)

BATHROOM

a stylish bathroom with low level w/c, pedestal sink basin and panelled bath with waterfall shower, with tiles to splash back areas

OUTSIDE

a generous rear garden mainly laid to lawn with concrete patio and border, paved patio area and enclosed by shed and timber fencing.

To the front, the property boasts a front drive providing off street parking.

SHED

16'4" x 13'1" max (5.00m x 4.00m max)

a fantastic, versatile space with power supply

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 to the side and rear aspects.

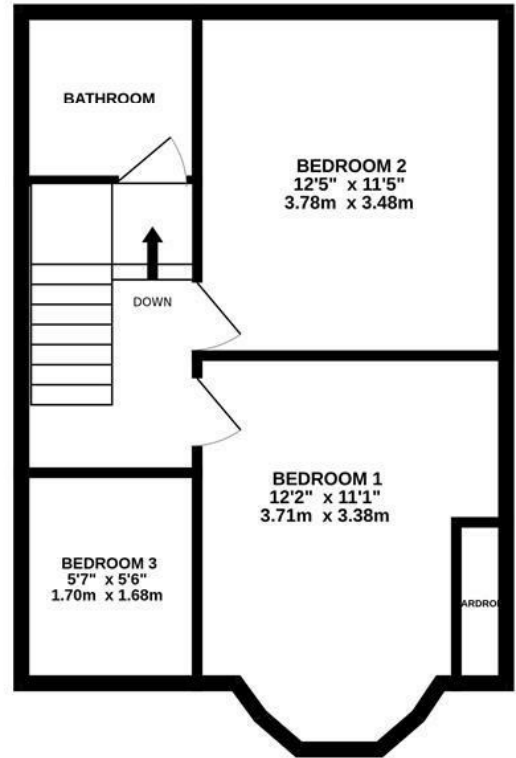
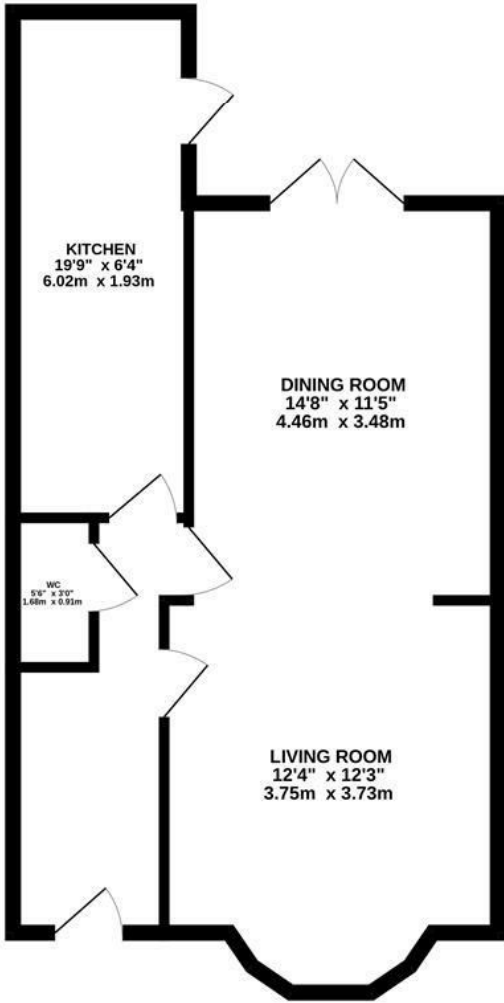
TENURE

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

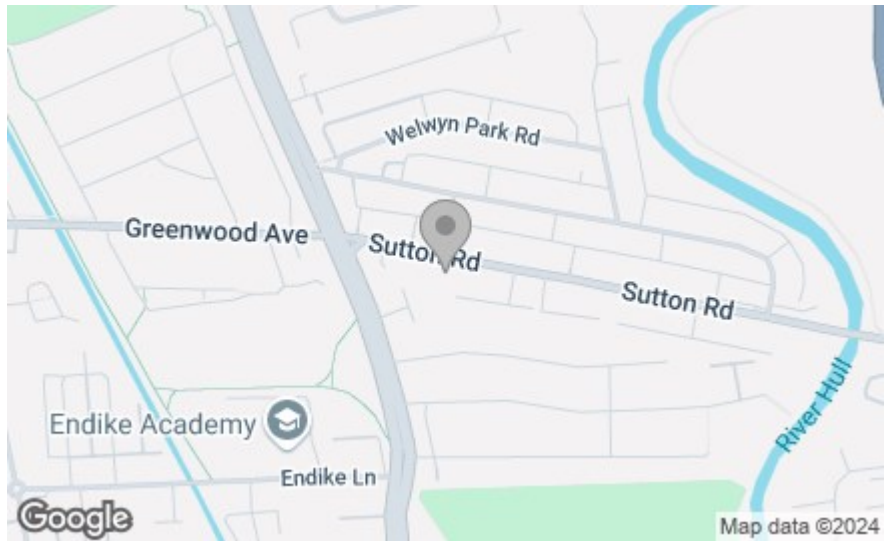
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

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



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	
(02 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