



SYMONDS + GREENHAM

Estate and Letting Agents



5 Sassaby Close, Hull, Yorkshire HU4 6UQ

£210,000

THREE BED DETACHED HOME - HUGE REAR GARDEN - READY TO MOVE INTO

This detached home is located on the popular "Summergroves" development located on the outskirts of Hessle home to well regarded schools and a host of local amenities including supermarkets, restaurants, coffee shops and bars. The property would be perfect for a family, is ready to move into and offers ample living space. To the ground floor is a stylish sitting room with double doors leading through to the modern kitchen. To the first floor us two double bedrooms, a single third bedroom and a family bathroom. The front of the property offers plenty of off-street parking while to the rear is a huge lawned garden, perfect for entertaining!

DON'T MISS OUT ON THIS FANTASTIC DETACHED HOME...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

ENTRANCE HALL

With stairs to 1st floor and door to...

LOUNGE

14'6 max x 11'5 max (4.42m max x 3.48m max)

With double doors to...

KITCHEN

15'1 max x 9'11 max (4.60m max x 3.02m max)

With a range of eye level and base level units with complimentary work surfaces, sink unit, electric cooker, induction hob and overhead extractor fan, space for fridge-freezer, plumbing for washing machine, integrated dishwasher, understands cupboard, door to side drive and patio doors to rear garden.

FIRST FLOOR

BEDROOM 1

13' max x 8'1 max (3.96m max x 2.46m max)

BEDROOM 2

11'6 max x 8' max (3.51m max x 2.44m max)

With fitted wardrobes

BEDROOM 3

9'7 max x 6'8 max (2.92m max x 2.03m max)

With storage cupboard

BATHROOM

With low-level WC, vanity handbasin, panelled bath with overhead shower, heated towel rail, tiles to splashback areas.

OUTSIDE

The front of the property is mainly laid with gravel with a side drive providing off street parking.

The rear garden is mainly laid to lawn with a raised decking area, and area laid with gravel and a timber shed. Also benefits from a pod point.

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

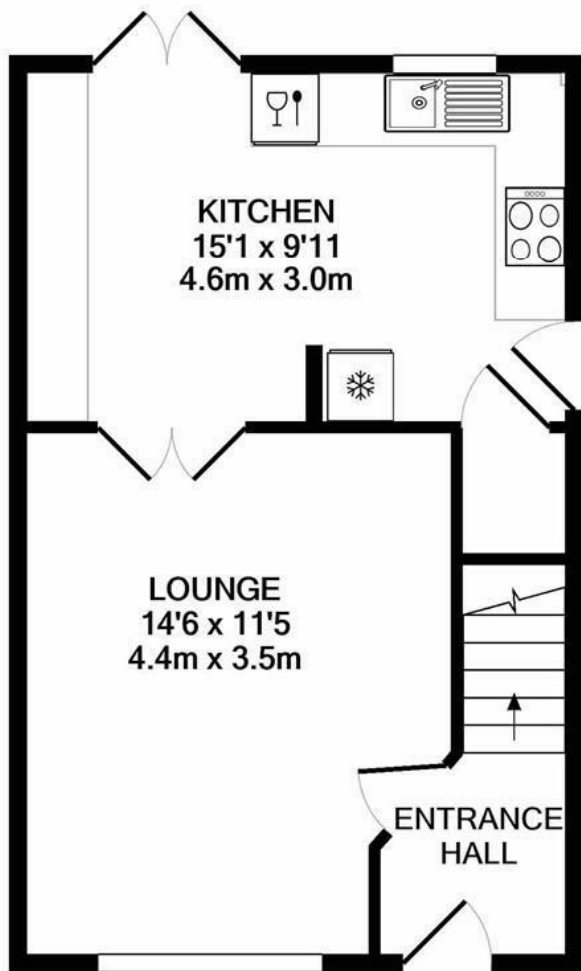
TENURE

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

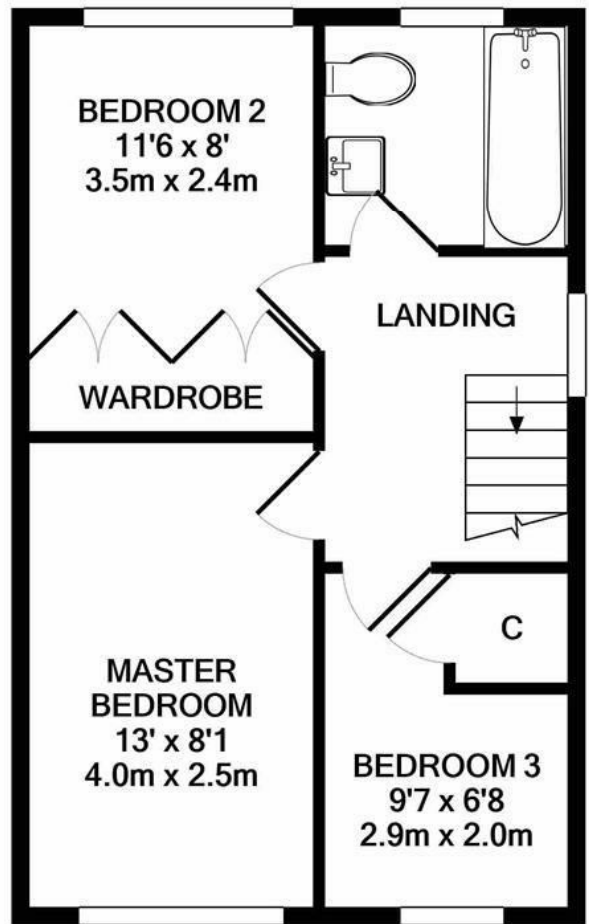
If you require more information on the tenure of this property please contact the office on 01482 444200.

COUNCIL TAX

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




GROUND FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 369 SQ.FT.
(34.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 737 SQ.FT. (68.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			84
(81-91) B			
(69-80) C			
(55-68) D		71	
(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			82
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 