



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 274 Howdale Road, Hull, HU8 9TY

### £245,000

SENSATIONAL THREE BED DETACHED PROPERTY - BEAUTIFULLY PRESENTED THROUGHOUT - SHOW HOME CONDITION - TWO BEAUTIFUL BATHROOMS - UNDERFLOOR HEATING - GORGEOUS SUNNY GARDEN - POPULAR LOCATION CLOSE TO SUTTON VILLAGE

Symonds and Greenham are delighted to bring to the market this stunning three bedroom detached home on Howdale Road. Situated in a fantastic and highly sought after residential location within Sutton village, the property is ideally positioned close to a range of local amenities, schools and transport links.

Beautifully styled and presented throughout, this home offers modern, high quality living with underfloor heating and two stylish bathrooms. The ground floor comprises an entrance hall, spacious living room, modern kitchen diner fitted with Neff appliances, an additional reception room, utility room, wet room/shower room and an integral garage. To the first floor are three well proportioned bedrooms and a beautifully appointed family bathroom.

Externally, the property benefits from a lovely, sunny rear garden — quite the sun trap — featuring a lawn and patio area, perfect for relaxing or entertaining. To the front is a driveway providing off street parking.

This is a truly impressive home offering modern style, space, and comfort in one of East Hull's most desirable areas.

BOOK YOUR VIEWING NOW!

#### **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 C.

#### **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**

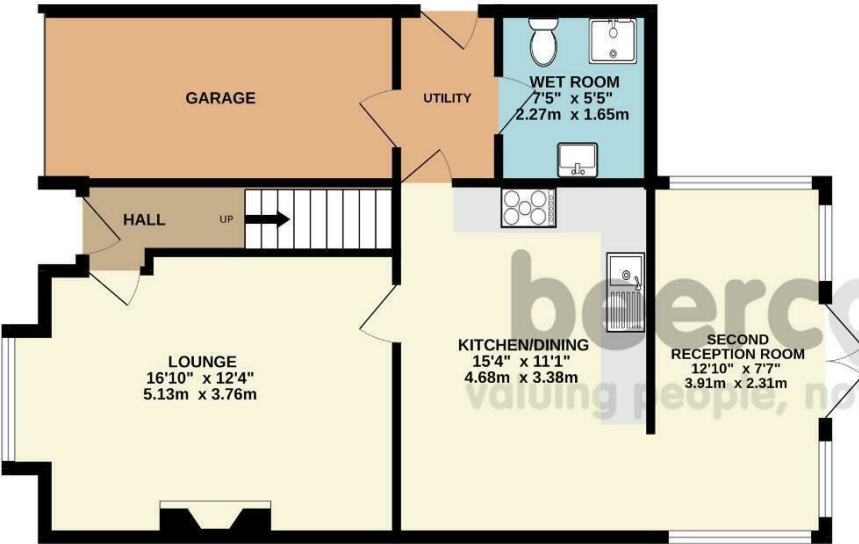
Symonds + Greenham have been informed that this property is Freehold.

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

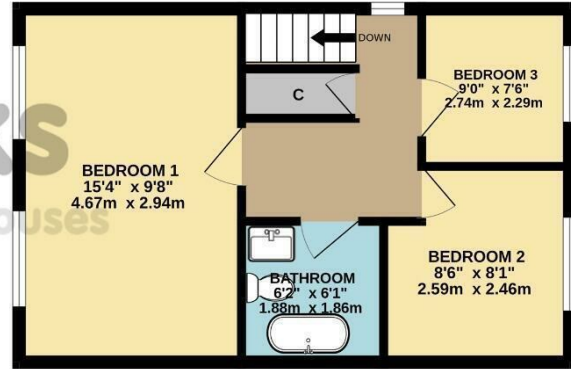
#### **VIEWINGS**

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

GROUND FLOOR  
713 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



HOWDALE ROAD, HULL, HU8 9TY

TOTAL FLOOR AREA : 1079 sq.ft. (100.2 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		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>82</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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EU Directive 2002/91/EC	

