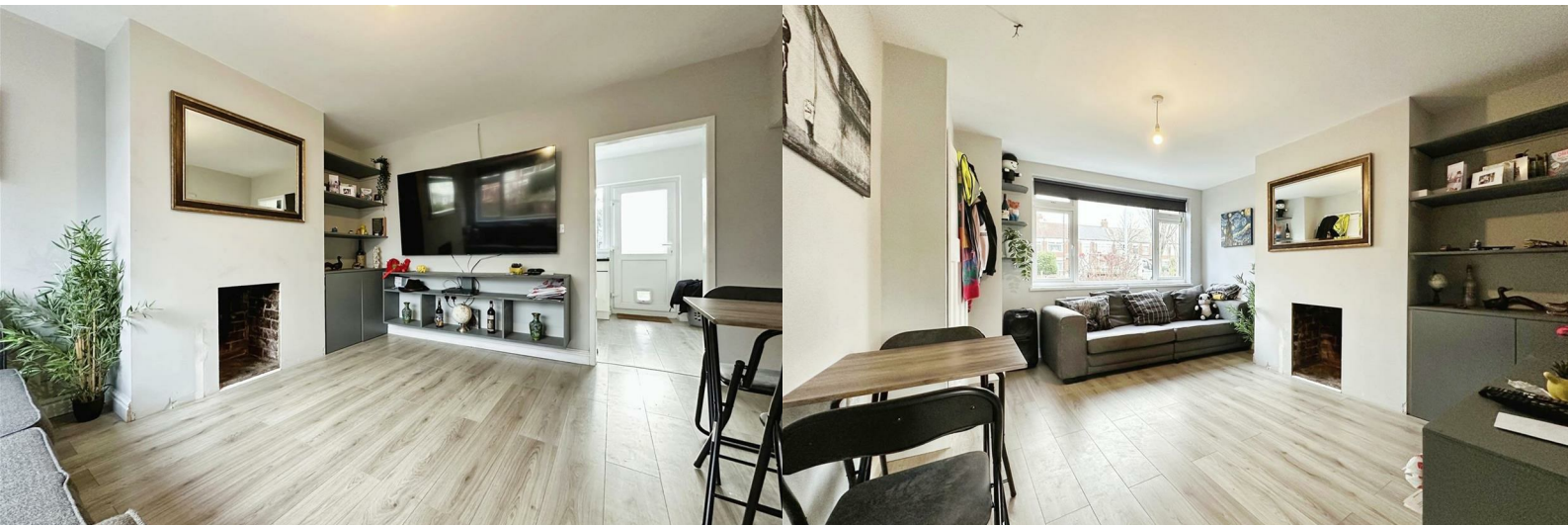




158 Sutton Road
, Hull, HU6 7DT

£135,000



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Summary

Offered for sale with NO CHAIN is this well presented, THREE BEDROOM middle terrace property on Sutton Road, Hull. Having been refurbished by the current owner and finished with neutral décor, the property would suit first time buyers or investors alike.

Benefitting from gas fired central heating and double glazing, the property benefits from entrance porch, spacious lounge, modern kitchen and bathroom with three piece suite to the ground and generous master bedroom plus two further bedrooms to the first floor. Outside to the front is a low maintenance garden and to the rear is a patio area, artificial lawn and off street parking for up to two vehicles.

Viewing essential! Contact our office to arrange your slot.

Ground Floor:

Porch/Hallway

Access through door to front with window to the front and side, an internal access door opens into the hallway with fixed staircase approach, door into lounge and radiator.

Lounge

13'10" x 12'1" (4.24m x 3.69m)

A spacious lounge with UPVC double glazed window to the front, with opening for a fireplace, laminate flooring, radiator and understairs storage cupboard. Leading through to:

Kitchen

10'1" x 8'9" (3.08m x 2.69m)

With UPVC double glazed window and access door to the rear. A modern kitchen fitted with a range of base and wall mounted units, contrasting work surfaces and tiling to the splashback areas, inset stainless steel sink unit, inset five ring gas hob with extractor over and built in double oven. Finished with laminate flooring and radiator.

Bathroom

13'1" x 4'8" max (4.01m x 1.44m max)

With two UPVC double glazed windows to the rear. Fitted with a modern three piece suite in white, comprising panelled bath with shower over, pedestal sink unit and low level WC. Finished with tiling to the splash back areas, vinyl flooring and chrome heated towel rail.

First Floor

Landing

A central landing providing access to three bedrooms.

Master Bedroom

11'10" x 15'1" max (3.61m x 4.62m max)

A generous double bedroom with two UPVC double glazed windows, carpet flooring and radiator.

Bedroom Two

11'0" x 8'10" (3.36m x 2.70m)

To the rear with UPVC double glazed window, fitted shelving unit, carpet flooring and radiator.

Bedroom Three

5'10" x 7'4" (1.78m x 2.24m)

To the rear with UPVC double glazed window, carpet flooring and radiator.

Outside

Externally, to the front of the property is a boundary wall with gate to the front, with paved garden and access to the front door. To the rear is a concrete patio area for seating, storage shed with plumbing and electric for a washing machine, artificial lawn area and parking for up to two vehicles.

Council Tax Band

We have been advised the property is council tax band B.

ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has

been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



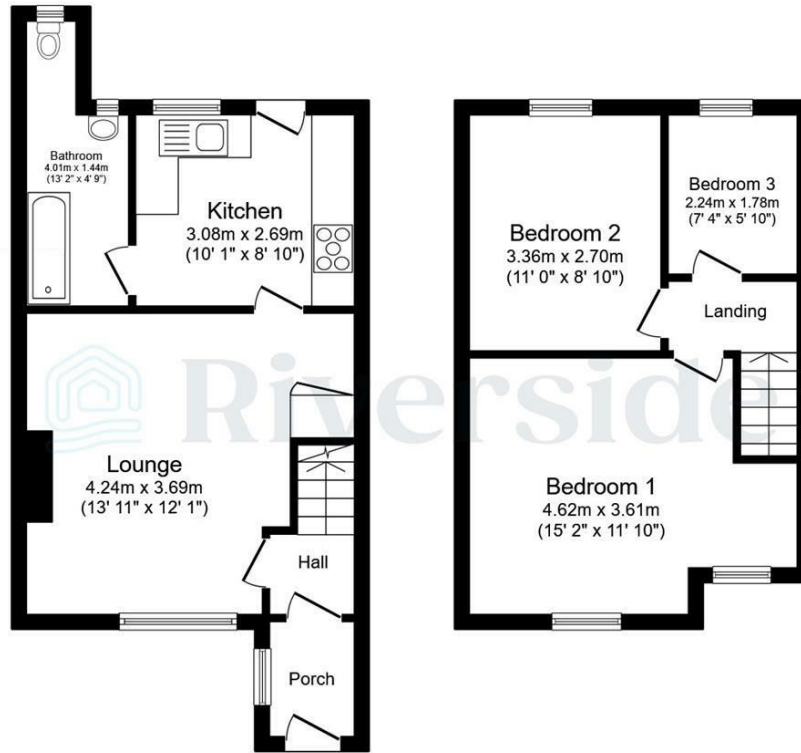
Hybrid Map



Terrain Map



Floor Plan



Ground Floor

First Floor

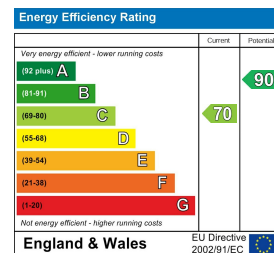
Total floor area 66.9 sq.m. (720 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.