



Sutton Road, Hull HU6 7DT

welcome to

Sutton Road, Hull

Situated in this popular location, this property benefits from a newly renovated bathroom and is perfect for those seeking a comfortable home.



This 3 bedroom mid-terraced property offers a comfortable and modern living space, ideal for a family.

Downstairs, you'll find a newly renovated bathroom, featuring contemporary fixtures and finishes. The cosy living/dining area creates a welcoming atmosphere, with plenty of space for family gatherings or relaxing evenings.

The modernised kitchen is sleek and functional, with updated appliances and ample storage, perfect for preparing meals. Outside, the property boasts two gardens, providing large outdoor space for relaxation or gardening. Additionally, there are two garages, offering plenty of room for parking or additional storage.

With it's blend of modern updates and family friendly features, this property is a fantastic option for those seeking a comfortable home.

Lounge

13' 11" max x 12' 1" max (4.24m max x 3.68m max)
Double glazed entrance door to the front, double glazed window to the front, log burner and open plan to the diner/kitchen.

Dining Room

10' 2" x 8' 10" (3.10m x 2.69m)
Understairs cupboard, radiator and open plan to the kitchen.

Kitchen

10' 10" x 8' 9" (3.30m x 2.67m)
Fitted kitchen with a range of wall and base units, work surfaces, integrated oven, electric cooker hob with hood, stainless steel sink with mixer tap, space for fridge freezer, plumbing for an automatic washing machine, radiator and open plan to the dining room.

Rear Hall

French style doors to the rear and a radiator.

Shower Room

Shower room with large walk in shower, low level W/C, vanity wash hand basin with mixer tap and ladder style radiator.

Landing

Bedroom 1

15' 1" max x 11' 10" max (4.60m max x 3.61m max)
Two double glazed windows to the front and a radiator.

Bedroom 2

11' 1" x 8' 9" (3.38m x 2.67m)
Double glazed window to the rear and a radiator.

Bedroom 3

7' 4" x 5' 11" (2.24m x 1.80m)
Double glazed window to the rear and a radiator.

Front Garden

Gravelled front garden with pathway and brick wall surround.

Rear Garden

Rear garden with decking area, paved pathway, two garages, fence surround and access to further garden.

Rear Garden

Lawned area, decking area, raised flower bed, covered bar area, shed and fence surround.

Garage 1

Up and over door.

Garage 2

Up and over door.



view this property online williamhbrown.co.uk/Property/NEA119615



welcome to

Sutton Road, Hull

- 3 Bedroom Mid Terraced Family Home
- Recently Renovated Kitchen And Bathroom
- Large Rear Gardens
- Local Amenities And Bus Routes Close By
- Two Garages

Tenure: Freehold EPC Rating: D

offers over

£170,000

directions to this property:

See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA119615



Property Ref:
NEA119615 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 447748



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



williamhbrown.co.uk