



SYMONDS + GREENHAM

Estate and Letting Agents



129 Sutton Road, Hull, HU6 7DP

£129,950

Situated in a popular residential area of HU6, this well presented three bedroom mid terraced home offers spacious and well maintained accommodation throughout, making it an excellent choice for first time buyers, growing families or investors alike. Ideally positioned close to a wide range of local amenities, reputable schools and everyday conveniences, the property also benefits from regular bus routes providing easy access to Kingswood Retail Park, Hull City Centre and the historic market town of Beverley.

The accommodation briefly comprises an entrance porch leading into a bright and welcoming living room, with a fitted kitchen to the rear offering ample storage and workspace. To the first floor are three well proportioned bedrooms, all offering versatile accommodation, together with a family bathroom. Externally, the property enjoys a generous rear garden, providing plenty of space for outdoor seating, entertaining or family enjoyment. The property also benefits from off street parking to the rear, with double gates providing additional vehicle access if required. Offering an excellent combination of space, location and practicality, this home is sure to appeal to a wide range of purchasers.

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 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.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

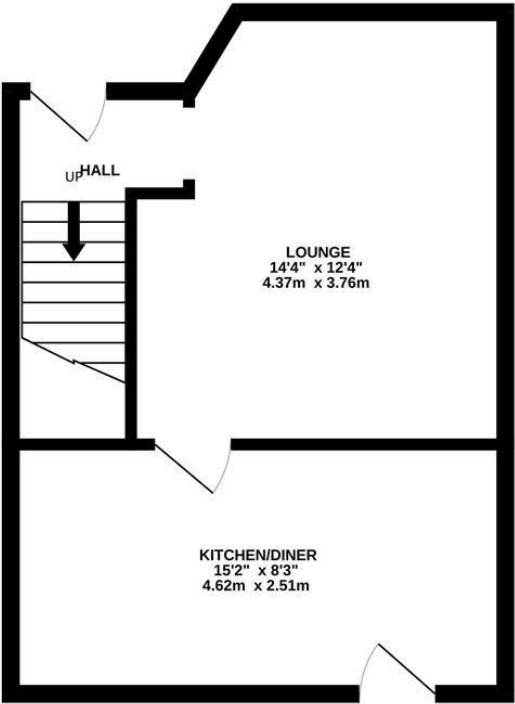
Symonds + Greenham have been informed that this property is Freehold.

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

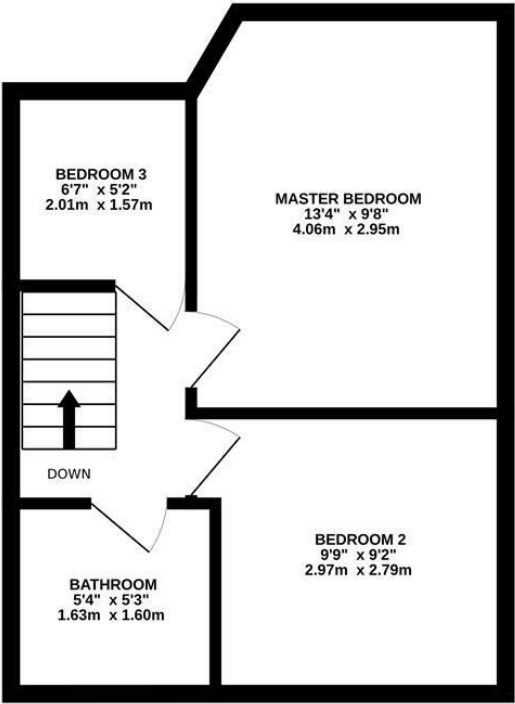
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



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		

