



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **39 Weardale, Hull, HU7 6DJ**

### **Offers over £225,000**

SENSATIONAL THREE BED DETACHED - IMMACULATELY PRESENTED THROUGHOUT - LARGE PLOT - POPULAR LOCATION - CLOSE TO AMENITIES AND SCHOOLS - IDEAL FAMILY HOME - WRAP AROUND GARDEN - DOUBLE GARAGE

Situated on Weardale within the highly regarded Sutton Park development in HU7, this outstanding three bedroom detached property occupies the largest plot on the street and enjoys a quiet, private position while remaining just a short walk from Kingswood's excellent range of amenities. Immaculately presented and recently modernised throughout, the property offers true turn key accommodation in a sought after location, close to excellent schools and ideal for families seeking space, quality and privacy.

The home has been thoughtfully upgraded to a high standard, with engineered oiled oak flooring running through the ground floor and underfloor heating to the kitchen and conservatory, creating a warm and luxurious feel. The accommodation is bright and spacious, with excellent room proportions throughout, including three generously sized bedrooms and a particularly large family bathroom that adds a real sense of scale and comfort. The property also benefits from a newly replaced roof to both the kitchen extension and garage, along with a recently laid patio, enhancing both practicality and outdoor living.

Externally, the property truly stands out. Sitting on a substantial plot, it boasts a generous wrap around rear garden that is not overlooked, offering a peaceful setting ideal for entertaining or relaxing. A spacious double garage provides excellent versatility, lending itself to use as a workshop, gym or additional storage, while the large driveway offers parking for multiple vehicles. Further highlights include an integrated multi room sound system with wired speakers throughout the main living areas, garage and garden. A superb detached home in one of HU7's most desirable locations, combining space, style and privacy in equal measure.

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.

#### **TENURE**

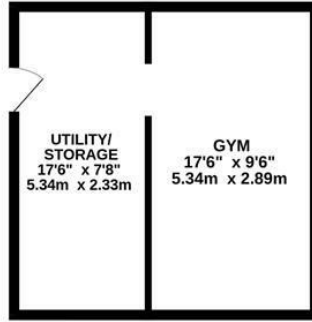
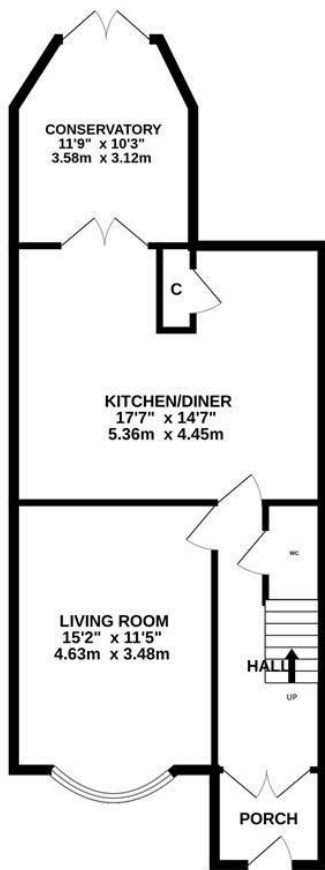
Symonds + Greenham have been informed that this property is Freehold.

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

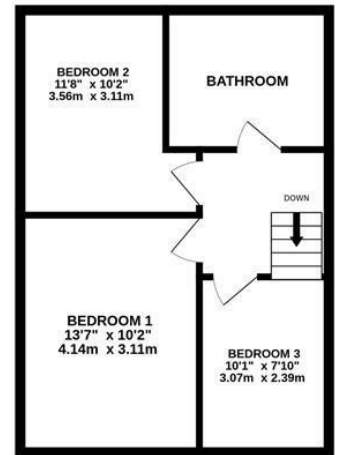
#### **VIEWINGS**

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) <b>A</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>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| <b>72</b>                                   | <b>79</b>               |
| 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 |                         |
| (02 plus) <b>A</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>                                                |                         |
| (1-20) <b>G</b>                                                 |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| <b>72</b>                                                       | <b>79</b>               |
| England & Wales                                                 | EU Directive 2002/91/EC |

