



SYMONDS + GREENHAM

Estate and Letting Agents



8 Sittingbourne Close, Hull, HU8 9XQ

£197,000

DELIGHTFUL THREE BED SEMI - MODERN AND STYLISH THROUGHOUT - POPULAR RESIDENTIAL HU8 LOCATION - CLOSE TO AMENITIES - SOUTH FACING GARDEN WITH BAR - IDEAL FOR FIRST TIME BUYERS AND SMALL FAMILIES - OFF STREET PARKING

Situated on Sittingbourne Close, a quiet and sought after residential street, this attractive three bedroom semi detached property occupies a fantastic plot and has been lovingly updated by the current owners to an excellent standard. Stylish and modern throughout, the home is presented in true move-in condition and is ideally suited to first time buyers or small families looking for a well-balanced home with generous outdoor space.

The ground floor offers a welcoming and contemporary feel, with a modern living room featuring a striking media wall that creates a cosy yet stylish focal point. The gorgeous modern kitchen is thoughtfully designed with sleek units and ample worktop space, making it both practical and visually impressive. To the first floor are three well-proportioned and stylish bedrooms, along with a beautifully finished family bathroom that complements the modern feel of the property.

Externally, the home benefits from a side drive to the front providing off street parking. To the rear is a glorious garden that enjoys plenty of sunshine and offers an excellent space for relaxing and entertaining, complete with a bar and seating area. A superbly presented home in a peaceful location, offering modern living and fantastic outdoor space.

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

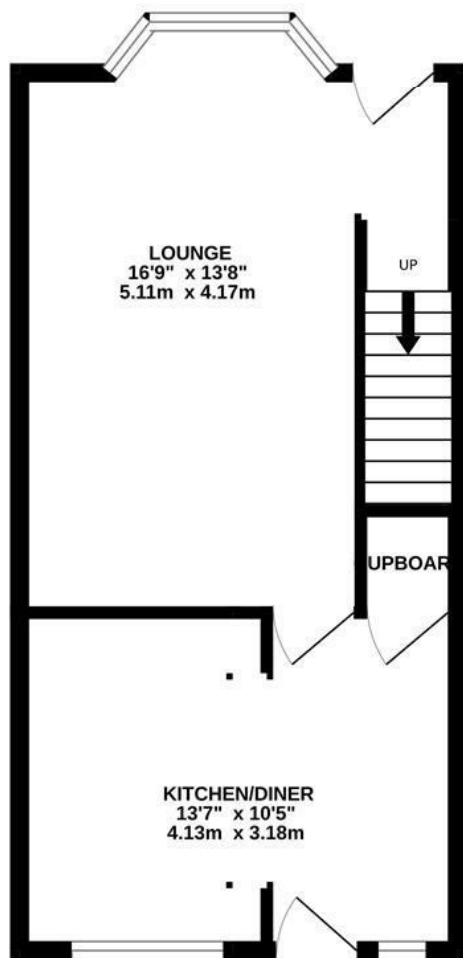
Symonds + Greenham have been informed that this property is Freehold.

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

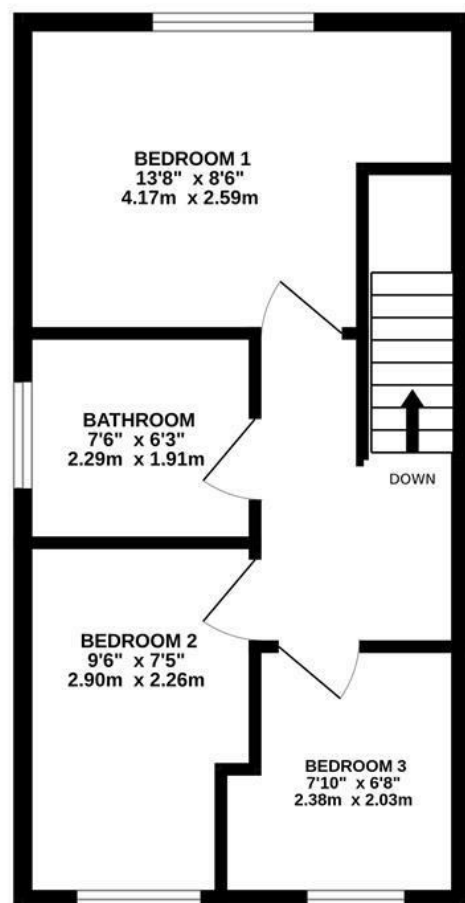
VIEWINGS

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

