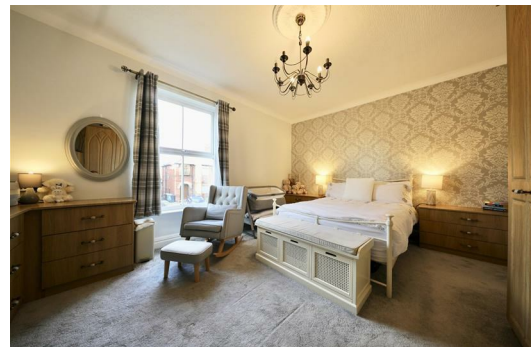
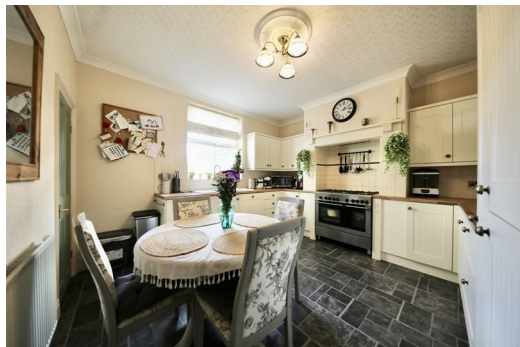




SYMONDS + GREENHAM

Estate and Letting Agents



13 Potterill Lane, Hull, HU7 4TF

Offers over £175,000

BEAUTIFULLY PRESENTED TWO-BED END TERRACE WITH SPACIOUS LOUNGE & LOG BURNER - MODERN KITCHEN/DINER WITH UTILITY & TWO DOUBLE BEDROOMS - OFF-ROAD PARKING IN SOUGHT-AFTER SUTTON VILLAGE WITH GREAT AMENITIES & TRANSPORT LINKS

Nestled in the charming village of Sutton-On-Hull, this delightful two-bedroom end terrace house offers a perfect blend of modern living and traditional comfort. The property boasts beautiful decor throughout, creating a warm and inviting atmosphere. Upon entering, you are welcomed into a spacious lounge, complete with a log burner that adds a touch of cosiness, ideal for those chilly evenings.

The modern kitchen/diner is thoughtfully designed, providing a perfect space for both cooking and entertaining. Additionally, the property features a convenient downstairs shower room with W/C and a utility room, enhancing its practicality for everyday living. On the first floor, you will find two generously sized double bedrooms, ensuring ample space for relaxation and rest. The well-appointed bathroom with over head shower serves this level, making it a functional and comfortable home for families or professionals alike.

Outside, the property benefits from off-road parking, a valuable asset in this desirable village location. This Sutton village is well-regarded for its community spirit and offers a range of local amenities, including supermarkets, shops, cafes, pubs, and restaurants. Furthermore, excellent transport links to Hull city centre and surrounding areas make this property an ideal choice for those seeking both tranquility and convenience.

This charming home is a must-see for anyone looking to settle in a vibrant village with a strong sense of community. We highly recommend scheduling a viewing to fully appreciate all that this property has to offer.

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.

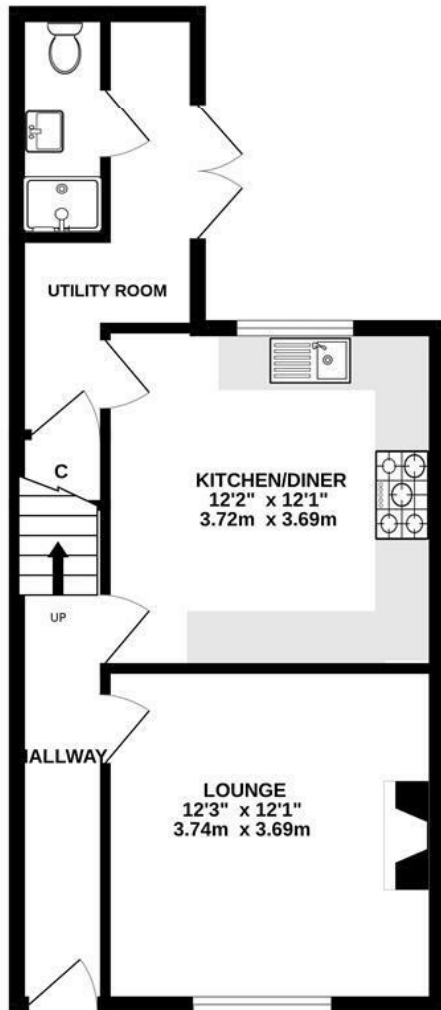
TENURE

Symonds + Greenham have been informed that this property is Freehold

VIEWINGS

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

GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.

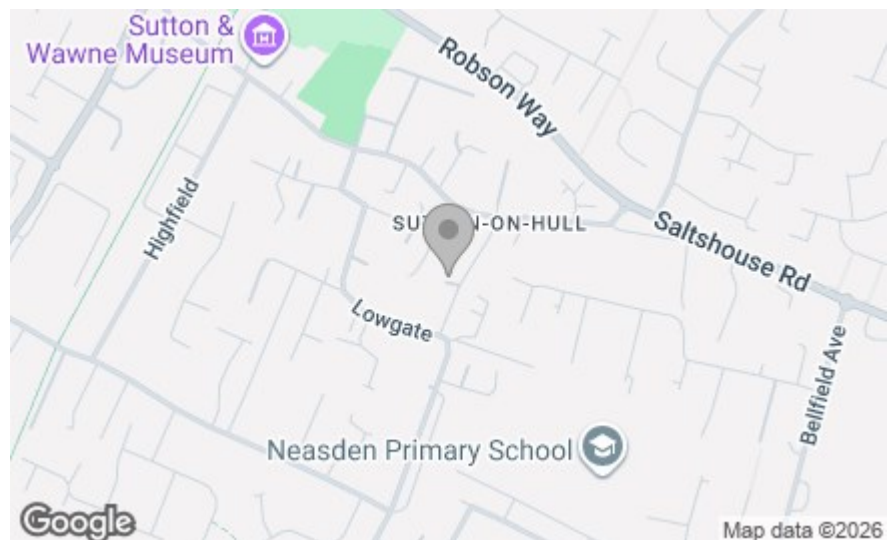


1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 sq.m.) approx.

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 (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (81-81) 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	England & Wales	EU Directive 2002/91/EC