



Grizedale, Hull, HU7 4AX

Home Estates are pleased to offer to the market this modern extended property which is perfectly placed within a highly sought after residential development on Sutton Park.

The bright and spacious internal accommodation is arranged to 2 floors and comprises of an entrance porch leading through to a pleasant lounge with a contemporary, stylish finish. French doors lead through to a greatly extended dining kitchen with an attractive range of units - a well planned domestic preparation area with lots of space for a good sized dining table. French doors to the dining area provide views and access to the rear patio and garden beyond.

To the first floor there are 3 good sized bedrooms and a separate shower room with a 3 piece suite.

Outside to the rear is a full width raised decking patio and the garden is mainly laid to lawn with a garage conveniently situated within the boundary of the garden.

As one would expect there is a gas central heating system and double glazing.

A great property where viewing is not only highly recommended but is essential in order to appreciate the size of the property on offer.

The property is offered with vacant possession on completion and with no chain involved. Early viewing is a must.

Key Features

GREATLY EXTENDED PROPERTY

GOOD SIZED DINING KITCHEN

3 BEDROOMS

GARAGE

GAS CENTRAL HEATING SYSTEM

DOUBLE GLAZING

VACANT POSSESSION ON
COMPLETION

NO CHAIN INVOLVED

Location

Sutton Park is well known for it's wealth of amenities within the neighbouring Kingswood retail and leisure park. There are regular public transport connections creating easy access to the city centre and surrounding areas. Highly reputable schools, colleges and academies are close by for the growing family. Other amenities include the Ennerdale fitness centre with a gym and pool. There are high street stores and supermarkets within the Kingswood shopping park together with a post office and health centre and for leisure there is a cinema, bowling alley and many busy and well visited family restaurants. All in all a great place to live!

Property Description

Ground Floor

Entrance - Front entrance door leads to an entrance porch with a double glazed entrance with matching side screen windows. From the entrance porch there is a further double glazed door which leads through to the lounge.

Lounge - 17' 0" x 10' 0" (5.2m x 3.05m) Extremes to extremes. Double glazed picture window with aspect over the front garden area. Modern fire surround with matching back and hearth. Coving. Radiator. Glazed French doors lead through to an open plan dining kitchen.

Dining Kitchen - 17' 0" x 15' 8" (5.2m x 4.79m) Extremes to extremes narrowing into the main kitchen area to 2.42M. L-Shaped. Staircase off to the first floor. Built in understairs storage and meter cupboard. Double glazed window with aspect over the rear garden area and double glazed French doors providing views and access to the rear patio and gardens beyond. Range of matching base, drawer and wall mounted units with brushed steel effect handle detail. Coordinating high gloss roll edged laminate work surface housing a 1&1/2 bowl single drainer sink unit with a mixer tap over. Wall mounted gas central heating boiler. A further high gloss work surface housing a hob, built in oven beneath and a built in stainless steel funnel hood extractor fan over. Built in wine rack. Space for upright fridge/freezer. Recessed down lighting.



Laminate flooring.

First Floor

Landing - Loft hatch through to the roof void.
Mid level built in storage cupboard.

Bedroom One - 11' 6" x 9' 11" (3.53m x 3.04m) Extremes to extremes.
Double glazed window with aspect over the front garden area.
Mid level double storage cupboard.
Radiator.



Bedroom Two - 14' 8" x 6' 10" (4.48m x 2.11m) Extremes to extremes.
Dual aspect double glazed windows looking out over the side elevation and a further double glazed window looking out over the front garden area.
Radiator.



Bedroom Three - 11' 0" x 6' 10" (3.36m x 2.11m) Extremes to extremes.
Double glazed window with aspect over the rear garden area.
Coving.
Radiator.
Laminate flooring.



Shower Room - Walk-in shower enclosure, built in vanity wash hand basin with storage space beneath sitting within a high gloss laminate work surface.
Low flush W.C.
Contrasting tiled surround.



Exterior

Rear Garden - Outside to the rear is a raised decking patio/seating area. The garden is mainly laid to lawn and enclosed with a high level brick and block perimeter and boundary wall.
The garage is inset within the rear boundary and has a service door from the main garden area.
The garage has power, light and up & over door also.
External water supply.
External lighting.

Front Garden - The front garden is mainly laid to lawn with a high level timber perimeter and boundary fence and matching access gate.

Council tax band: B

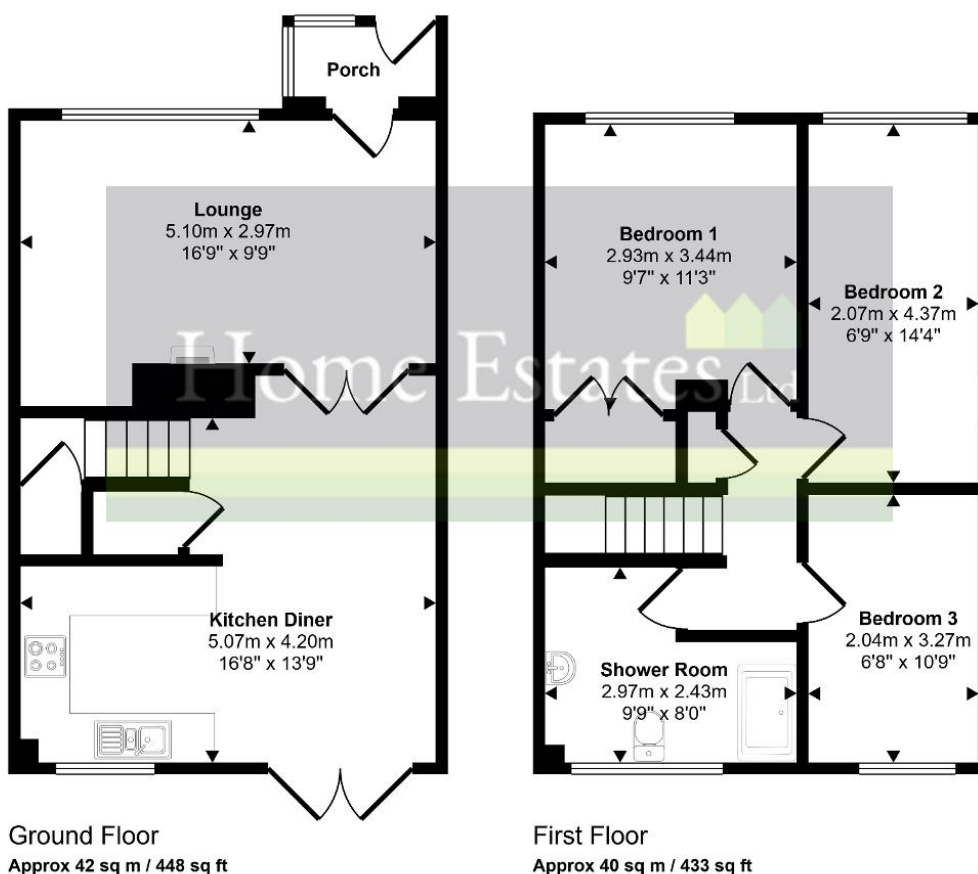
MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to



check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



Approx Gross Internal Area
82 sq m / 881 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

rightmove

Zoopla.co.uk

onTheMarket.com

The Property Ombudsman

APPROVED CODE
THE PROPERTY OMBUDSMAN

Disclaimer: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.