



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **77 Highfield Close, Hull, HU7 4UA**

### **£210,000**

THREE-BEDROOM SEMI-DETACHED FAMILY HOME IN A SOUGHT-AFTER CUL-DE-SAC, FEATURING SPACIOUS LIVING AREAS, A MODERN KITCHEN, BEAUTIFUL REAR GARDEN WITH GARDEN BAR, AND OFF-STREET PARKING CLOSE TO SUTTON VILLAGE AND EXCELLENT SCHOOLS.

Nestled in the desirable cul-de-sac of Highfield Close in Sutton-On-Hull, this charming semi-detached house presents an excellent opportunity for families seeking a welcoming home. featuring three well-proportioned bedrooms, including two spacious doubles and a comfortable single, this property is designed to cater to the needs of modern family life.

The inviting lounge and dining room provide a perfect space for relaxation and entertaining, while the modern galley kitchen offers practicality and functionality for everyday cooking. The family bathroom is conveniently located to serve all bedrooms, ensuring ease of access for everyone.

One of the standout features of this home is the lovely rear garden, which is ideal for outdoor activities and family gatherings. The addition of a garden bar adds a delightful touch, making it a perfect spot for summer evenings. Furthermore, the property benefits from a driveway, providing off-street parking for your convenience.

Situated close to Sutton Village, this home is within easy reach of highly regarded schools, making it an attractive option for families. The strong demand for properties in this area speaks to the community's appeal and the quality of life it offers. This three-bedroom semi-detached house is not just a property; it is a place where cherished memories can be made. Don't miss the chance to make it your own.

### **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 "C"

### **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.

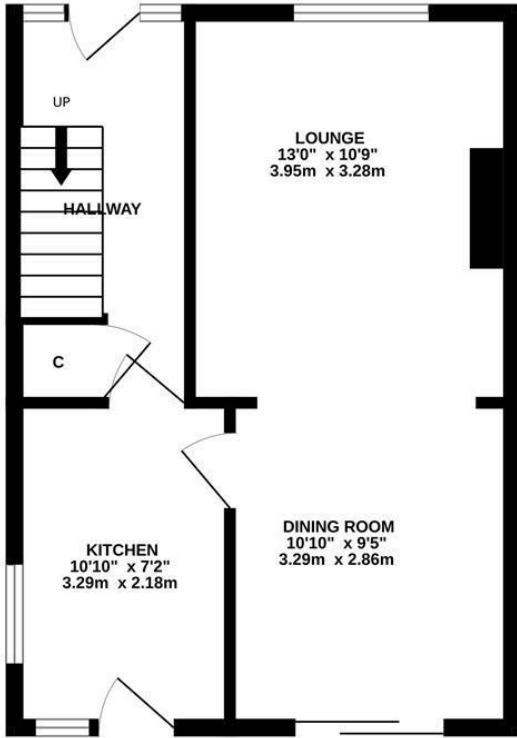
### **TENURE**

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

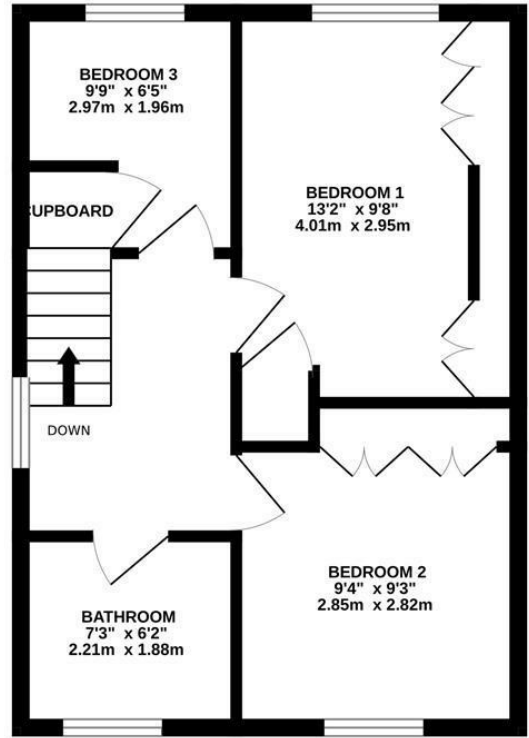
### **VIEWINGS**

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

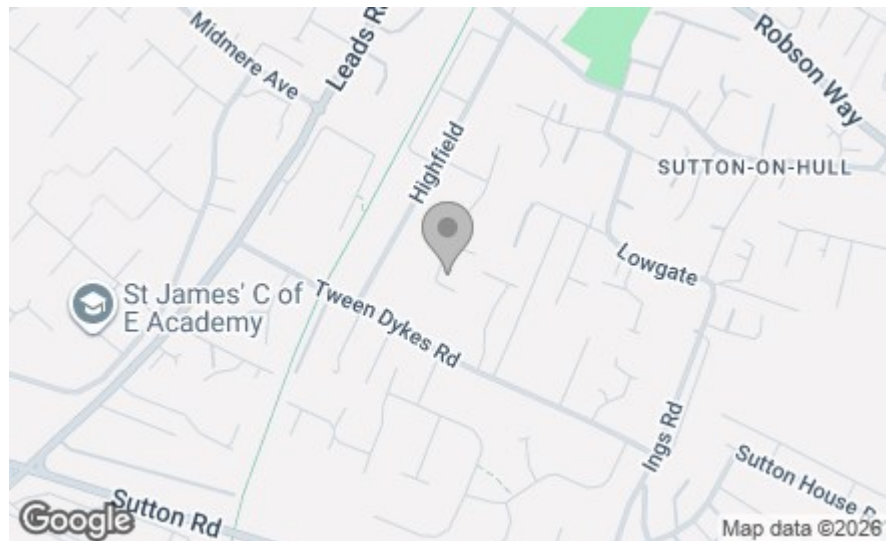
GROUND FLOOR



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	
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	
(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 environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC