



63 Sutton House Road, Hull, HU8 0NJ  
£179,950



## The Property Perspective

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We are delighted to offer for sale this extended 3 double bedroom terraced house with open aspect to the rear plus with access to amenities and transport links plus with access to OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus modern bathroom, en suite and WC. Particular items of note are the feature walk in bay window and multi fuel stove to the lounge. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 2 double bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing. The top floor hosts a further double bedroom.

The property is set back from the road with a hedge to the front creating privacy. There are upgraded low maintenance gardens to the rear with patio, decking and artificial turf lawn plus external hot and cold taps. There is a garage with power and light accessed via a rear 10' and gated access to the rear garden.

Tenure - Freehold  
Council Tax - Band C

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With tiled floor. Access to store.

#### Lounge 15'10"(max) x 15'0"(max) (4.85m(max) x 4.59m(max))

With feature walk in bay window, multi fuel stove and timber flooring.

#### Dining Kitchen 20'8"(max) x 14'8"(max) (6.32m(max) x 4.48m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling plus stainless steel splash back. With oven, hob, hood, dishwasher and fridge plus 1.5 sink and mixer tap. With vinyl flooring and blind. Door leading to garage.

#### WC 5'7" x 2'7" (1.71m x 0.81m)

With white sanitary ware, tiling and floor tiling.

### FIRST FLOOR

#### Landing

With fitted carpets.

#### Bedroom 1 13'6"(max) x 11'11"(max) (4.13m(max) x 3.64m(max))

With fitted carpets plus access to store.

#### En Suite 8'11" x 7'8" (2.73m x 2.34m)

Having modern white sanitary ware with tiling, vanity basin and vinyl flooring.

#### Bedroom 2 11'10" x 10'2" (3.63m x 3.10m)

With carpets and blinds.

#### Bathroom 8'10" x 6'11" (2.71m x 2.11m)

Having modern white sanitary ware with shower and curtain to bath, tiling and floor tiling plus chrome ladder radiator.

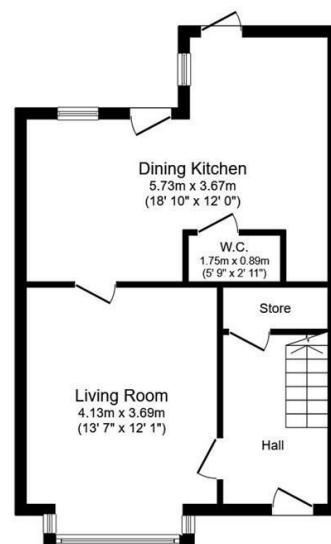
### SECOND FLOOR

#### Bedroom 3 19'7"(max) x 10'7"(max) (5.99m(max) x 3.25m(max))

With fitted carpets. Access to eaves storage.

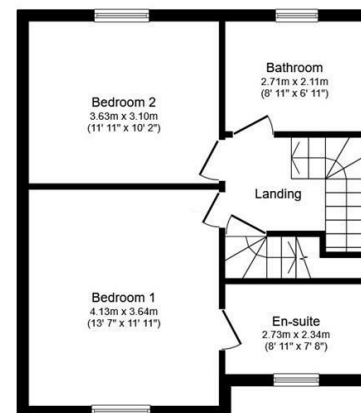
### EXTERNAL

The property is set back from the road with a hedge to the front creating privacy. There are upgraded low maintenance gardens to the rear with patio, decking and artificial turf lawn plus external hot and cold taps. There is a garage with power and light accessed via a rear 10' and gated access to the rear garden.



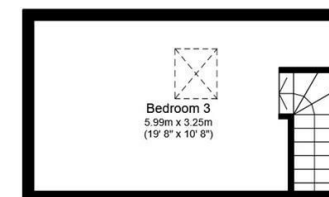
Ground Floor

Floor area 47.6 sq.m. (512 sq.ft.)



First Floor

Floor area 45.5 sq.m. (490 sq.ft.)



Second Floor

Floor area 18.6 sq.m. (200 sq.ft.)

Total floor area: 111.7 sq.m. (1,202 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

