



SYMONDS + GREENHAM

Estate and Letting Agents



36 Sutton House Road, Hull, East Yorkshire HU8 0NL

£220,000

Symonds and Greenham are delighted to present this beautifully presented three bedroom semi detached home, ideally positioned on Sutton House Road in East Hull. Stylishly decorated throughout and lovingly maintained by the current owners, this fantastic home is perfect for families and first time buyers alike. Benefitting from recent improvements including two beautifully appointed bathrooms and the addition of a cosy log burner, the property is ready to move straight into.

The accommodation briefly comprises an entrance hall, a welcoming living room with log burner, a spacious kitchen diner, rear lobby and a contemporary ground floor shower room. To the first floor are two generous double bedrooms, a well proportioned third bedroom and a modern family bathroom.

Externally, the property enjoys off street parking to the front, a private side drive and a generous rear garden, perfect for relaxing or entertaining during the warmer months. A substantial garage with power provides excellent versatility and would make an ideal home gym, office, workshop or garden room.

Situated close to well regarded schools, local amenities and excellent transport links, the property is just a short drive from Hull city centre and Kingswood Retail Park, offering supermarkets, restaurants, leisure facilities and a cinema.

Overall, this is a stylish, spacious and versatile home that combines modern living with practical family accommodation in a highly convenient location, making it an excellent opportunity for a wide range of buyers.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

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

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.

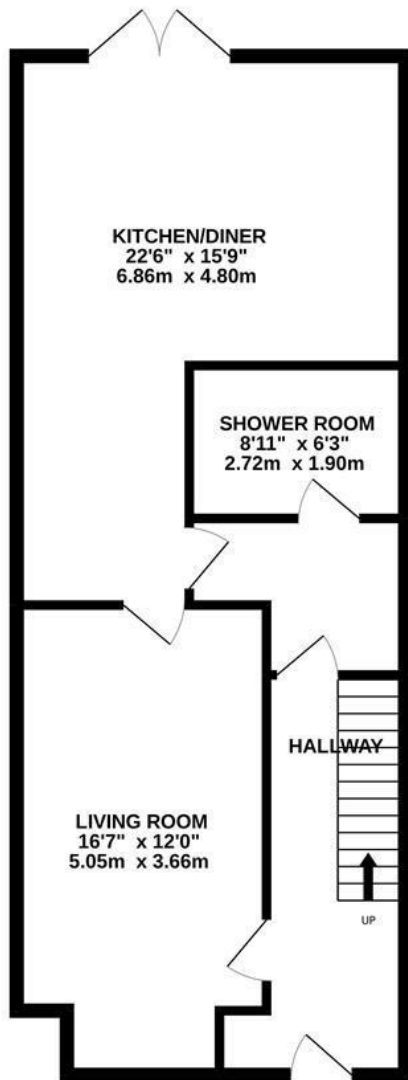
VIEWINGS

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

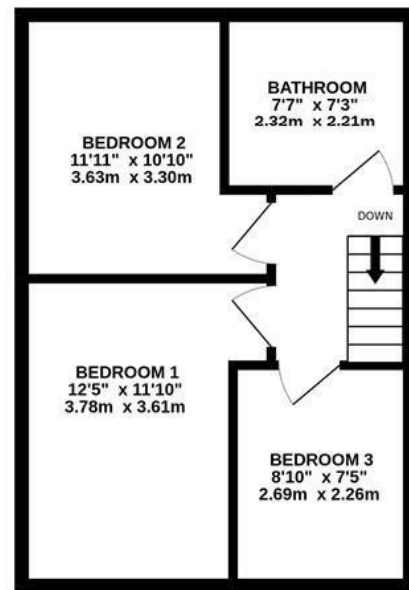
FLOOR PLAN DISCLAIMER

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.

GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.

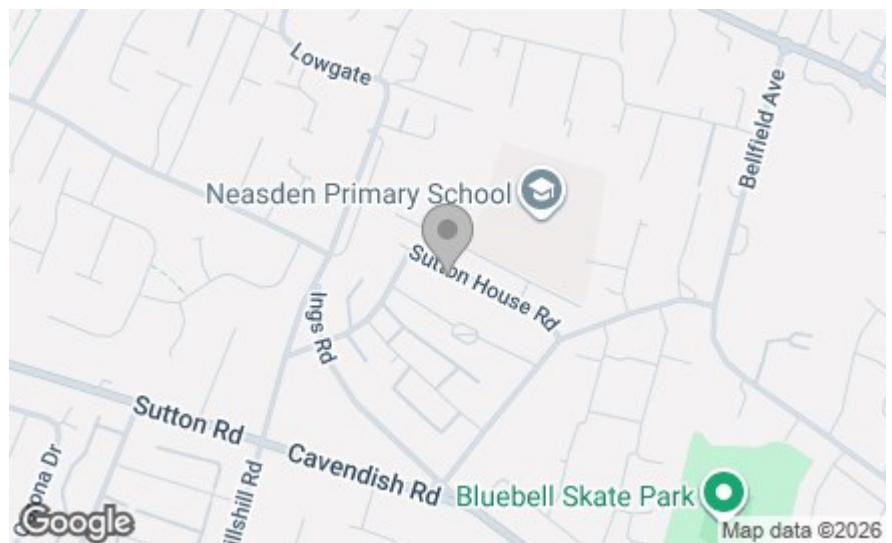


1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(81-91) 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	