



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **19 Grizedale, Hull, HU7 4AY**

### **£180,000**

**FOUR BED DETACHED HOME - FRONT SIDE AND REAR GARDENS - DETACHED GARAGE AND OFF STREET PARKING -  
FOUR DOUBLE BEDROOMS - LARGE CORNER PLOT**

Discover a rare gem on Grizedale, Sutton Park, Hull - This spacious four-bed detached home with possibly one of the largest plots in the area. There's ample space available with front, side, and rear gardens, along with the convenience of a detached garage for parking or storage. While it awaits your personal touch and updates, envision the potential for transforming this property into your dream home. With its generous size and unmatched potential, it's an opportunity waiting to be seized.

**Don't miss out on the chance to create something truly special in this coveted location!!!**



## GROUND FLOOR

### ENTRANCE HALL

A large entrance hall with stairs to the first floor



### LOUNGE

11'7 max x 17'7 max (3.53m max x 5.36m max )



### STUDY

7'2 max x 9'10 max (2.18m max x 3.00m max )



### KITCHEN

11'2 max x 13'4 max (3.40m max x 4.06m max )

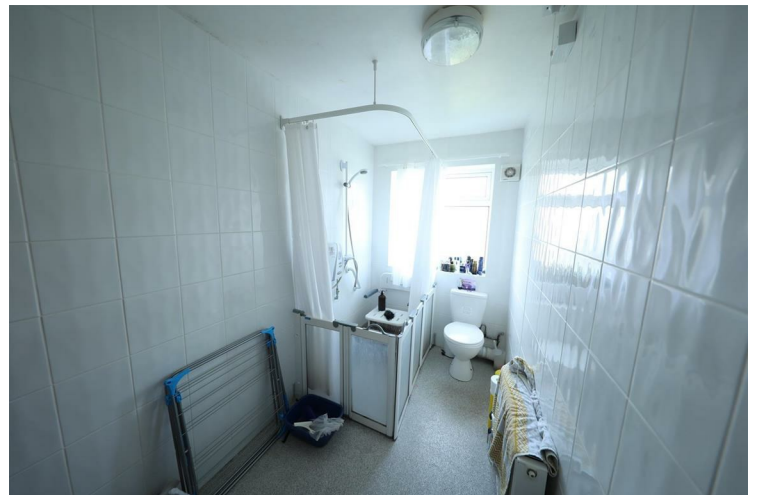
with base level units with complementing work surfaces, plumbing for washing machine, stainless steel sink and drainer unit, space for oven, space for fridge freezer and large understairs storage cupboard



### SHOWER ROOM

5'4 max x 10'2 max (1.63m max x 3.10m max )

wet room with low level WC, overhead shower attachment and tiles from floor to ceiling



## FIRST FLOOR

### LANDING

with over stairs storage cupboard





### BEDROOM ONE

18'6 max x 9'11 max (5.64m max x 3.02m max )

An excellent sized double bedroom



### BEDROOM FOUR

8'1 max x 13'0 max (2.46m max x 3.96m max )

A fourth double with fitted wardrobes



### BEDROOM TWO

11'7 max x 8'7 max (3.53m max x 2.62m max )

Another good sized double with fitted wardrobes



### BATHROOM

6'4 max x 6'8 max (1.93m max x 2.03m max )

with pedestal hand basin, panelled bath and tiles from floor to ceiling



### BEDROOM THREE

11'8 max x 8'9 max (3.56m max x 2.67m max )

A third double bedroom with fitted wardrobes



### WC

with low level WC and tiles from floor to ceiling



### OUTSIDE

This wonderful home sits on a large corner plot with front, side and rear gardens laid mainly to lawn and enclosed by timber fencing to the rear and waist high brick wall to the front



### GARAGE

The property benefits from a detached garage to the rear, providing off street parking and external storage space

### CENTRAL HEATING

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

### DOUBLE GLAZING

The property has the benefit of double glazing.

### COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band C

### TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

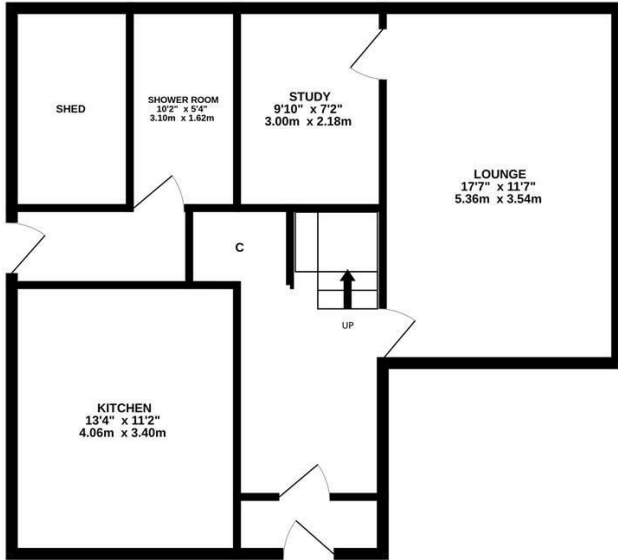
### VIEWINGS

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

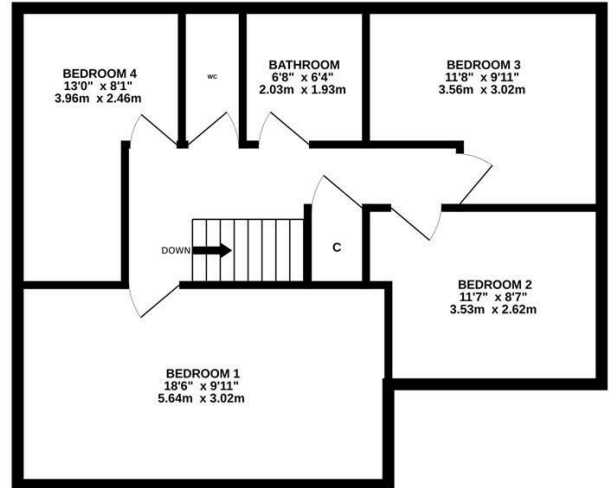
### DISCLAIMER

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.

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>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>51</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	