



SYMONDS + GREENHAM

Estate and Letting Agents



160 Marsdale, Hull, Yorkshire HU7 4AQ **Offers in excess of £135,000**

Impeccably Decorated Three-Bedroom Haven - Perfect for First-Time Buyers in a Prime Location

Nestled in the highly sought-after "Sutton Park," this spacious three-bedroom residence is an enticing opportunity for first-time buyers or growing families. The mid-terraced home exudes warmth and style, creating an inviting atmosphere throughout.

Boasting a prime location, the property is in proximity to esteemed schools and enjoys excellent transport links to Hull city centre. Additionally, the thriving Kingswood neighborhood, with its supermarket, cinema, restaurants, and retail stores, is conveniently accessible.

Upon entering, you'll be greeted by an inviting entrance hall that sets the tone for the meticulously decorated interior. The living room provides a comfortable retreat, while the spacious modern kitchen is a culinary enthusiast's dream. An adjacent dining room adds an element of sophistication to the home.

The well-considered layout includes two generously sized double bedrooms and a charming single third bedroom, providing flexibility for various lifestyle needs. The family bathroom complements the home, offering both style and functionality.

Outside, the property features front and rear gardens, providing outdoor spaces for relaxation and entertaining. A brick-built garage ensures convenient off-street parking, adding to the overall practicality of this residence.

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor, door to kitchen and...

LIVING ROOM

11'8 max x 14'5 max (3.56m max x 4.39m max)

with modern electric wall-mounted fireplace



KITCHEN

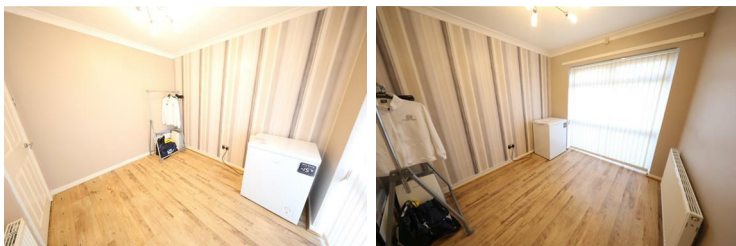
9'0 max x 12'2 max (2.74m max x 3.71m max)

with a range of eye level and base level units with complimenting work surfaces, stainless steel sink and drainer unit, electric cooker and hobs with overhead extractor fan, plumbing for washing machine, space for fridge-freezer, door to rear garden and...



DINING ROOM

8'5 max x 9'4 max (2.57m max x 2.84m max)



OUTSIDE

The front garden is mainly laid to lawn with a raised decking area, side path, some low maintenance shrubbery and enclosed by timber fencing.

The rear garden is mainly paved with a brick built garage with rear vehicular access.



FIRST FLOOR

MASTER BEDROOM

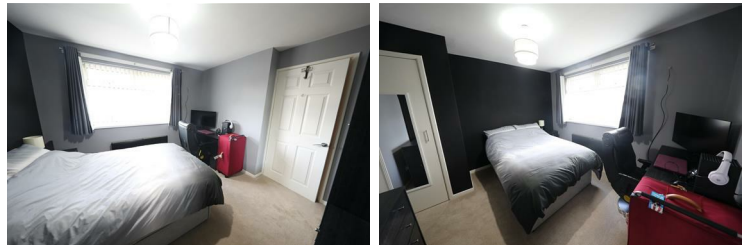
11'6 max x 12'11 max (3.51m max x 3.94m max)

with fitted wardrobes



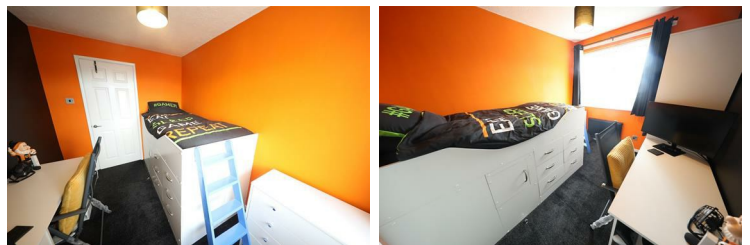
BEDROOM 2

11;6 max x 10'7 max (3.35m;1.83m max x 3.23m max)



BEDROOM 3

7'6 max x 10'7 max (2.29m max x 3.23m max)



BATHROOM

6'11 max x 6'1 max (2.11m max x 1.85m max)

with low level WC, panelled bath with overhead shower attachment, vanity hand basin and tiled to splash-back areas



CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

VIEWINGS

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

DISCLAIMER

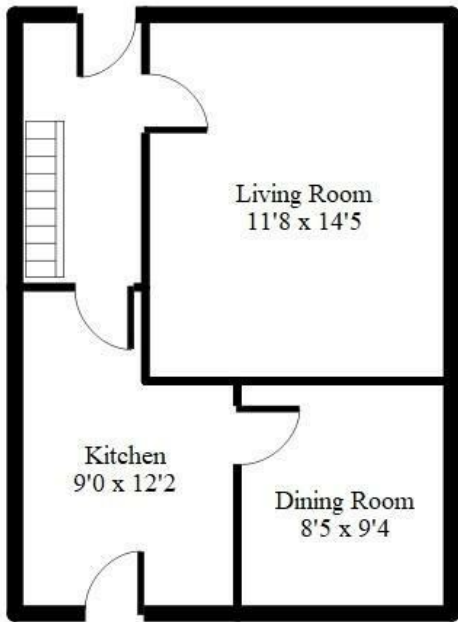
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

TENURE

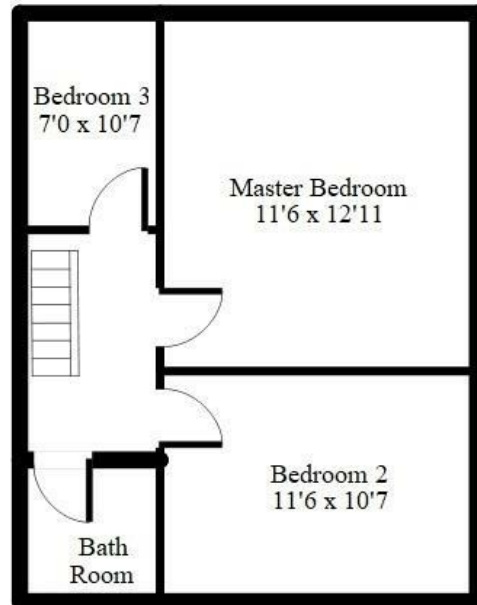
Symonds + Greenham have been informed that this property is Freehold.

COUNCIL TAX

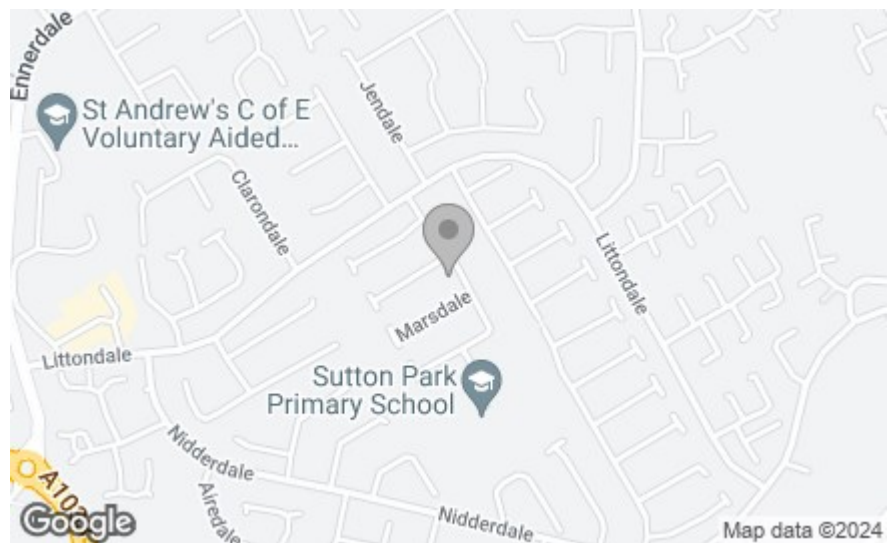
Symonds + Greenham have been informed that this property is in Council Tax Band A.



Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	88		90
67		66	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	