SYMONDS + GREENHAM

Estate and Letting Agents









3 Suffolk Street, Beverley Road, Hull, HU5 1PJ
Offers over £155,000

Symonds and Greenham are delighted to present this impressive three bedroom end terraced property on Suffolk Street, just off Beverley Road. Beautifully presented and exceptionally well cared for throughout, the property offers an excellent standard of accommodation with generous proportions, stylish interiors and a fantastic rear garden.

This property offers superb versatility and an abundance of space, including three excellent double bedrooms alongside two reception rooms and a stylish loft space. The current owners have clearly taken great pride in the property, creating a home which feels both characterful and thoughtfully finished throughout.

The ground floor comprises a welcoming entrance hall, spacious living room with an attractive bay window and feature fireplace, second reception room and a generous kitchen diner to the rear. There is also a useful utility area, modern shower room and separate WC. To the first floor are three excellent double bedrooms, while the loft has been transformed into a stylish and versatile additional space.

Externally, the rear garden is a real highlight of the property. Beautifully maintained and thoughtfully arranged with patio, lawn and decking areas, it provides a fantastic setting for relaxing, entertaining and enjoying the warmer months.

Situated just off Beverley Road, the property is within easy reach of an excellent selection of local amenities, shops, cafés and transport links, with regular bus services providing convenient access into Hull city centre. Offering

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 A.

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.

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.

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.

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

GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.

1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.

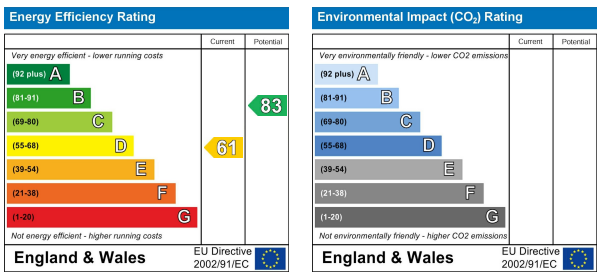
2ND FLOOR
263 sq.ft. (24.5 sq.m.) approx.

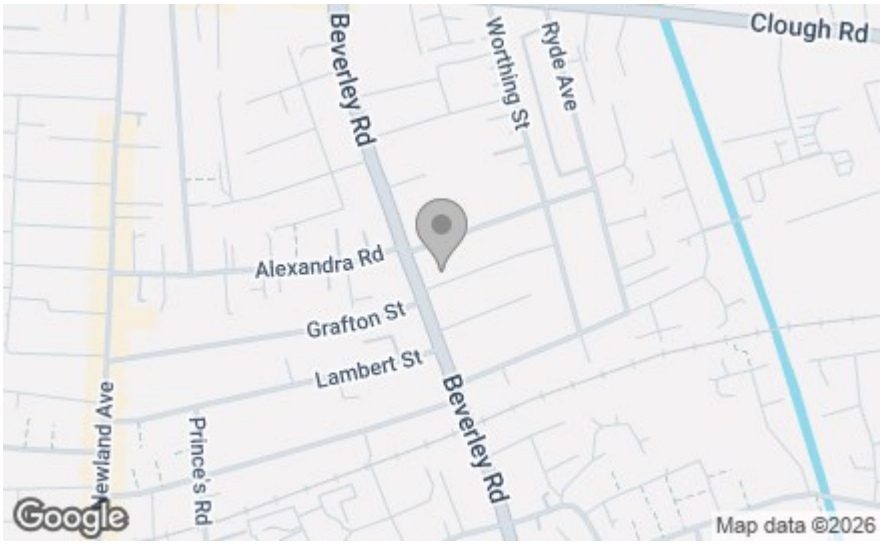


SUFFOLK STREET, HULL HU5 1PJ

TOTAL FLOOR AREA : 1427 sq.ft. (132.6 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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