



SYMONDS + GREENHAM

Estate and Letting Agents



31 Calderdale, Hull, HU7 4AN **Offers over £170,000**

BEAUTIFULLY PRESENTED - SOUGHT AFTER SUTTON PARK LOCATION - FANTASTIC OPEN PLAN KITCHEN DINER - CONSERVATORY - GARAGE

Symonds and Greenham are delighted to welcome the market this fantastic semi-detached property. Located on Sutton Park, the property benefits from close proximity to well regarded schools and local amenities, with good transport links to both Hull city centre and Kingswood retail park which is home to a supermarket, a cinema and a range of restaurants and retail outlets. The property would ideally suit a family but could also be suitable for a first time buyer.

Externally, the property has generous front and rear gardens, plus a garage. Internally, the property benefits from a stylish living room, a modern kitchen/diner and a conservatory to the ground floor, while the first floor is home to two double bedrooms, a single third bedroom and a family shower room.

BOOK YOUR VIEWING IN EARLY ON THIS SUPERB FAMILY HOME!

GROUND FLOOR

ENTRANCE HALL

a welcoming hall way with access door way to...



LIVING ROOM

16'9 x 12'3 max (5.11m x 3.73m max)

a spacious living room



KITCHEN/DINER

18'7 x 11'2 max (5.66m x 3.40m max)

a fantastic, modern kitchen diner with peninsula, with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with electric hob, integrated dish washer, plumbing for washing machine and space for fridge freezer



CONSERVATORY

9'0 x 8'4 max (2.74m x 2.54m max)

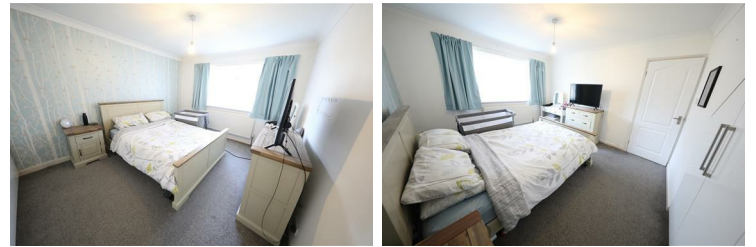


FIRST FLOOR

BEDROOM 1

14'3 x 10' max (4.34m x 3.05m max)

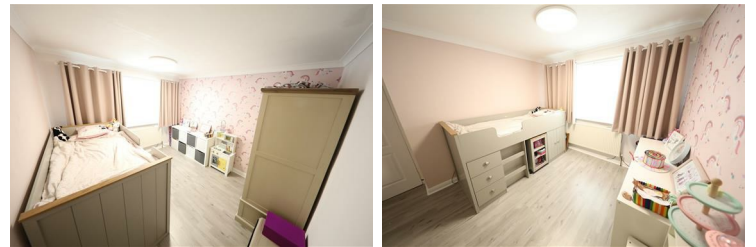
a spacious primary bedroom with fitted wardrobes



BEDROOM 2

11'4 x 10'1 max (3.45m x 3.07m max)

another good sized double bedroom



BEDROOM 3

9'1 x 7'6 max (2.77m x 2.29m max)



BATHROOM

with low level w/c, sink basin with vanity unit and panelled bath with overhead shower attachment. Tiles to splash back areas



SECOND FLOOR

LOFT SPACE

18'8 x 13'1 max (5.69m x 3.99m max)

a converted loft space currently used as a home office



OUTSIDE

To the front of the property is a low maintenance garden with new pavers and separate lawn, enclosed by brick wall and timber fencing.

To the rear the property benefits from a fantastic garden with lawn, paved path border and flower beds.



GARAGE

with power supply

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 B.

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

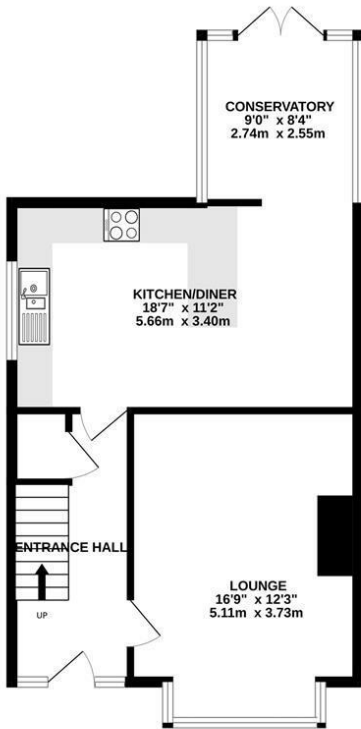
Symonds + Greenham have been informed that this property is Freehold.

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

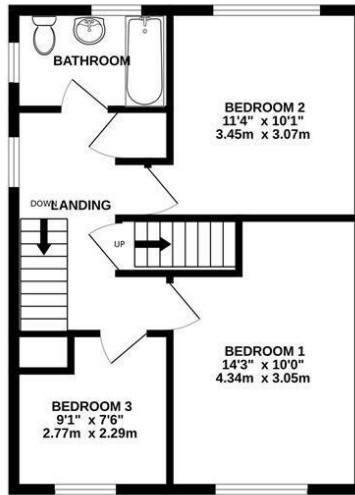
VIEWINGS

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

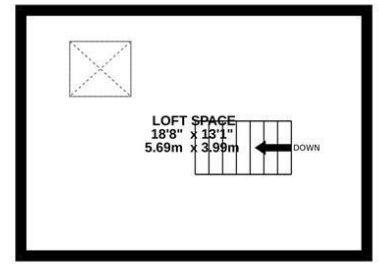
GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



2ND FLOOR
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA: 1281 sq.ft. (119.0 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	
61	72
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 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

