



SYMONDS + GREENHAM

Estate and Letting Agents



31 Highfield, Hull, HU7 4TW

£300,000

SENSATIONAL FOUR BED DETACHED - HIGHLY POPULAR HU7 LOCATION - REQUIRES REFURBISHMENT - THREE RECEPTION ROOMS - GARAGE AND FRONT DRIVE - IN THE HEART OF SUTTON VILLAGE - FANTASTIC REAR GARDEN

Symonds and Greenham are delighted to present this 4-bedroom detached family home on highly sought-after Highfield, right in the heart of Sutton Village. This ever-popular residential spot offers a wonderful community feel with a wealth of local amenities, making it an ideal setting for families. The property provides an excellent footprint and layout, with plenty of scope for modernisation and refurbishment to create a truly standout home. Inside, the property comprises a welcoming entrance hall, a living room, additional lounge, breakfast room and a well-proportioned kitchen, along with a convenient ground-floor W/C. To the first floor are four excellent bedrooms and a family bathroom, offering generous accommodation throughout and a solid base for transformation.

Externally, the home boasts a large and impressive rear garden, ideal for landscaping or future development potential, along with a garage and a front drive providing comfortable off-street parking. In summary, this is a rare opportunity to secure a substantial detached home in a prime Sutton location, with the size, setting and potential to become something truly special. With refurbishment, it could be transformed into an exceptional long-term family residence.

BOOK YOUR VIEWING NOW!

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 D.

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

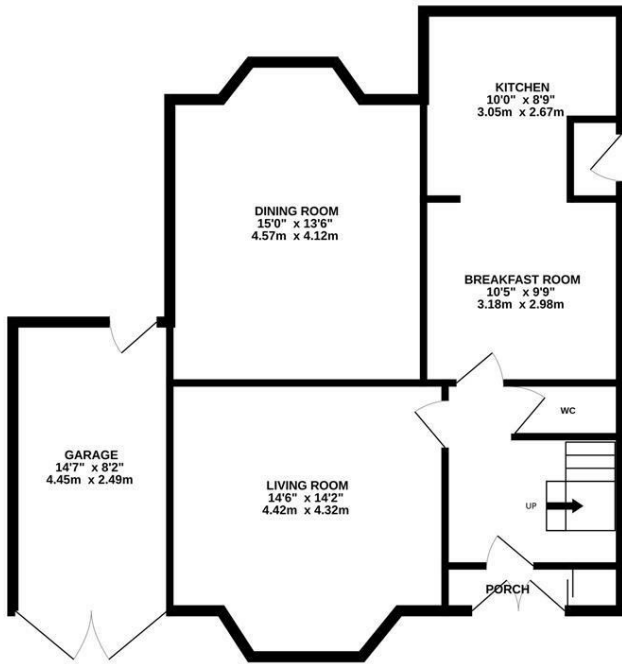
Symonds + Greenham have been informed that this property is Freehold.

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

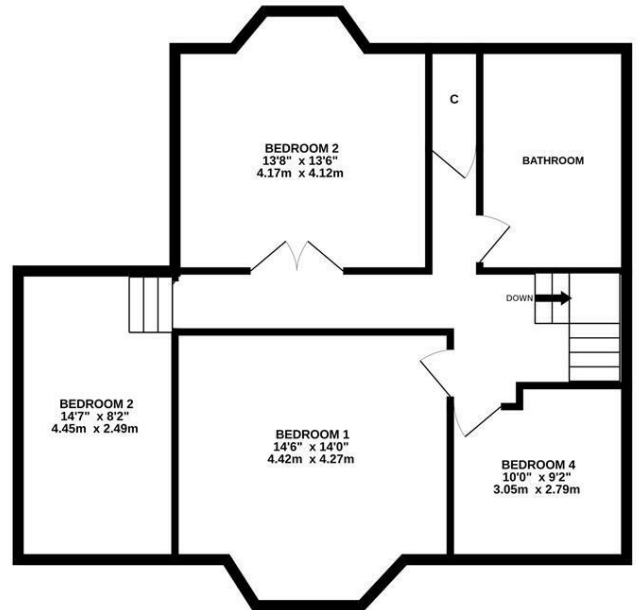
VIEWINGS

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

GROUND FLOOR



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) 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		58	72
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			

