



SYMONDS + GREENHAM

Estate and Letting Agents



3 Albert Terrace, Hull, Yorkshire HU7 4UN

£110,000

CHARMING TWO BED COTTAGE - STUNNING FIREPLACE - POPULAR LOCATION - IDEAL FOR FIRST TIME BUYER/YOUNG COUPLES

Symonds and Greenham are delighted to bring to the market this charming, two bedroom cottage. Situated on Albert Terrace, Sutton-on-Hull, this property is ideally located for local amenities with shops, supermarkets, cafes, bars and restaurants all within close proximity as well as highly thought of schools and transport links. Inside, this property is modern throughout. You will find a lounge with a stunning fireplace, a kitchen/diner and a bathroom downstairs, with two generous bedrooms found upstairs. Outside, this home has a lovely rear garden that includes a decked seating area.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

11'47 x 11'97 max (3.35m x 3.35m max)

A brilliant family room with excellent natural light and a log burner with a wonderful, exposed brick chimney breast.



KITCHEN

16'55 x 11'75 max (4.88m x 3.35m max)

With a range of eye level and base level units and complimenting work surfaces, an integrated oven with a gas hob and an overhead extractor fan. a sink and a drainer unit, plumbing for a washing machine and an integrated fridge freezer.



BATHROOM

With a low level WC, a hand basin and a panelled bath with an overhead shower attachment.

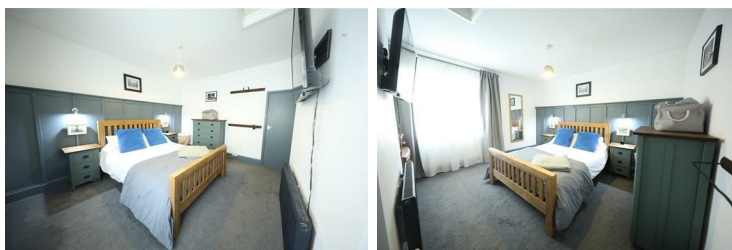


FIRST FLOOR

BEDROOM 1

13'06 x 11'70 max (4.11m x 3.35m max)

A wonderful main bedroom with plenty of space for storage.



BEDROOM 2

8'84 x 7'99 max (2.44m x 2.13m max)



OUTSIDE

The property benefits from a lovely rear garden that has a an area of decking which provides a lovely place to sit.



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

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

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.

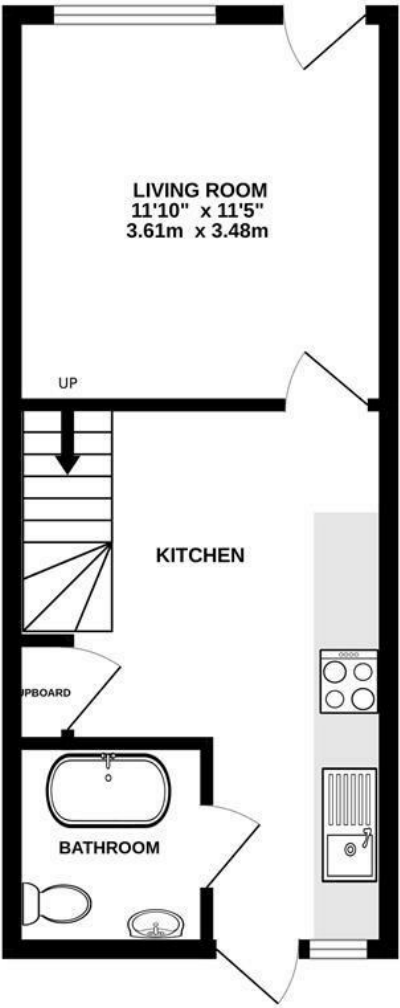
VIEWINGS

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

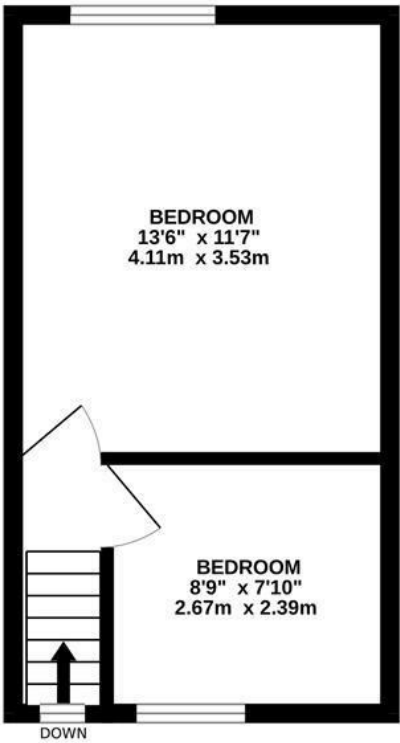
DISCLAIMER

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
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 565 sq.ft. (52.5 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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