



SYMONDS + GREENHAM

Estate and Letting Agents



9 High Trees Mount, Sutton, East Yorkshire HU8 9EZ

£255,000

RARELY AVAILABLE DETACHED TRUE BUNGALOW, OCCUPYING A MAGNIFICENT CORNER PLOT, LOCATED CLOSE TO THE HEART OF SUTTON VILLAGE! NO CHAIN !!!!!

Symonds & Greenham are delighted to bring to the market this stunning two bed detached true bungalow located in the highly sought after area of Sutton Village, a stone's throw from a wealth of local amenities including shops, cafes, public houses and a church, and with good transport links to both Hull city centre and Kingswood retail park which boasts a super-market, a cinema and a range of retail outlets and restaurants. The property is decorated to a high standard and internally boasts a stunning living room, a modern kitchen, two double bedrooms and a stylish shower room. Outside, the property occupies a large corner plot with a large rear garden that extends down the side of the bungalow with an enclosed garden to the front as well as the side drive, providing off-street parking, that leads to the garage.

TRUE BUNGALOWS OF THIS QUALITY, PLOT SIZE AND LOCATION DON'T COME TO THE MARKET OFTEN...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

ENTRANCE HALL

with storage cupboard, door to Kitchen, door to Bedrooms 1 and 2, door to shower room and door to...

LIVING ROOM

16'4 max x 13'7 max (4.98m max x 4.14m max)

The French patio doors to the side of the property



KITCHEN

13'7 max x 7'5 max (4.14m max x 2.26m max)

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

BEDROOM 1

13'7 max x 11'2 max (4.14m max x 3.40m max)

BEDROOM 2

10'4 max x 6'8 max (3.15m max x 2.03m max)

SHOWER ROOM

With low-level WC, vanity handbasin, shower cubicle with overhead shower, heated towel rail, tiles to splash back areas

GARAGE

With up and over door from side drive and door to rear garden

OUTSIDE

The front of the property is mainly laid with gravel with some Leamington shrubbery and a gravelled driveway leading to the garage.

The rear garden is mainly laid to lawn with a paved patio area, some low maintenance shrubbery and a summerhouse.



CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

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

COUNCIL TAX BAND

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

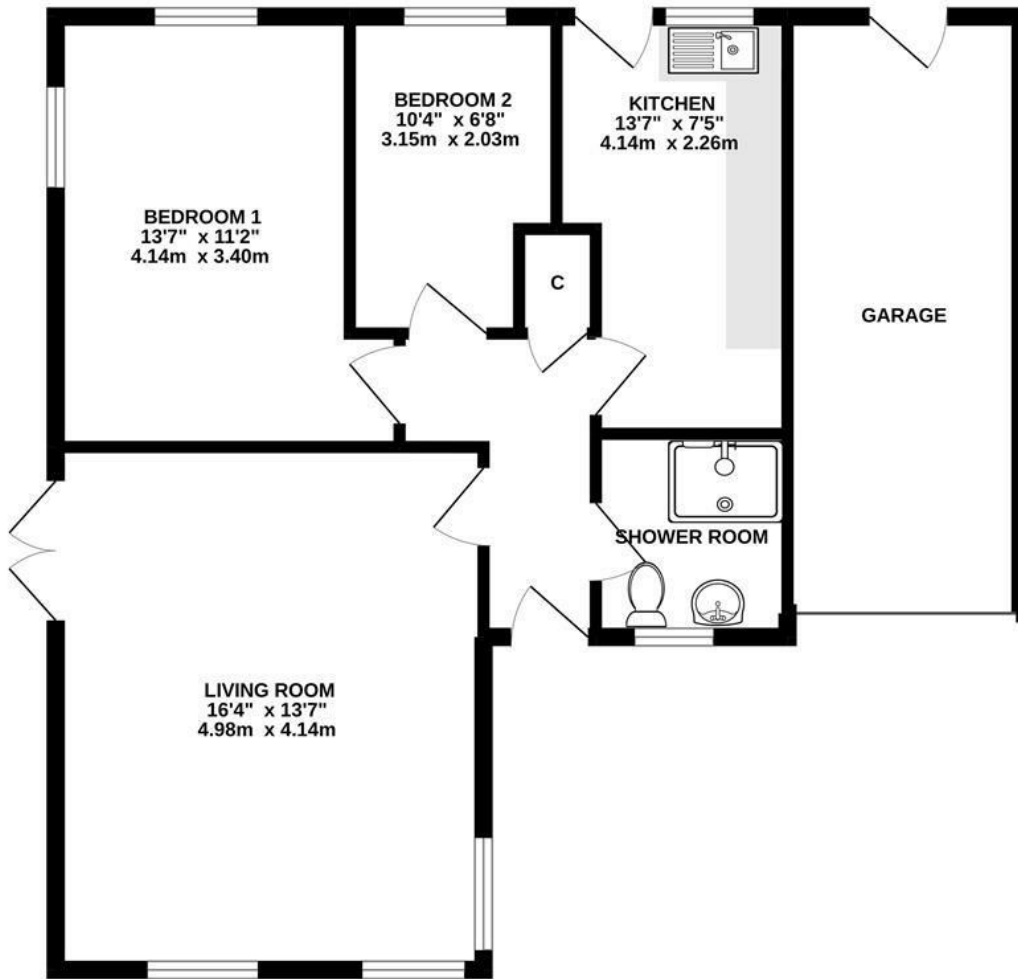
DISCLAIMER

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.

VIEWINGS

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

GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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
67	85

Environmental Impact (CO ₂) Rating	
Current	Potential
E	B