



SYMONDS + GREENHAM

Estate and Letting Agents



116 Sutton Road, Hull, Yorkshire HU6 7DT

£595

AVAILABLE NOW!
3 BEDROOMED, MID TERRACE PROPERTY

This mid-terraced home would be perfect for a family or a couple. Situated on Sutton Road close to well regarded schools and close to Kingswood retail park which boasts a Supermarket, a cinema and several restaurants. The property is arranged over two floors and briefly comprises entrance hall, living room, kitchen/diner, two double bedrooms, a single third bedroom, family bathroom, front and rear gardens and a garage.

There is a one week holding deposit on the property of £135 which is refunded following successful referencing. Deposit is one months rent in advance and so full cost following successful referencing for the property would be £1190.

EPC rating - D
Council Tax band B

CALL NOW TO VIEW!

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

12'1 max x 11'7 max (3.68m max x 3.53m max)

KITCHEN/DINER

15'1 max x 9'2 max (4.60m max x 2.79m max)

with a range of eye level and base level units with complimenting work surfaces, stainless steel sink and drainer unit, electric cooker and gas hob with over head extractor fan.

FIRST FLOOR

BEDROOM 1

11' max x 8'1 max (3.35m max x 2.46m max)

BEDROOM 2

10'7 max x 9'3 max (3.23m max x 2.82m max)

BEDROOM 3

7'1 max x 5'6 max (2.16m max x 1.68m max)

BATHROOM

with low level WC, pedestal hand basin and panelled bath with over head shower.

OUTSIDE

The front garden is mainly laid to gravel.

The rear garden is mainly laid to lawn with a raised decking area, a brick built shed and a garage with access via the rear ten-foot.

DOUBLE GLAZING

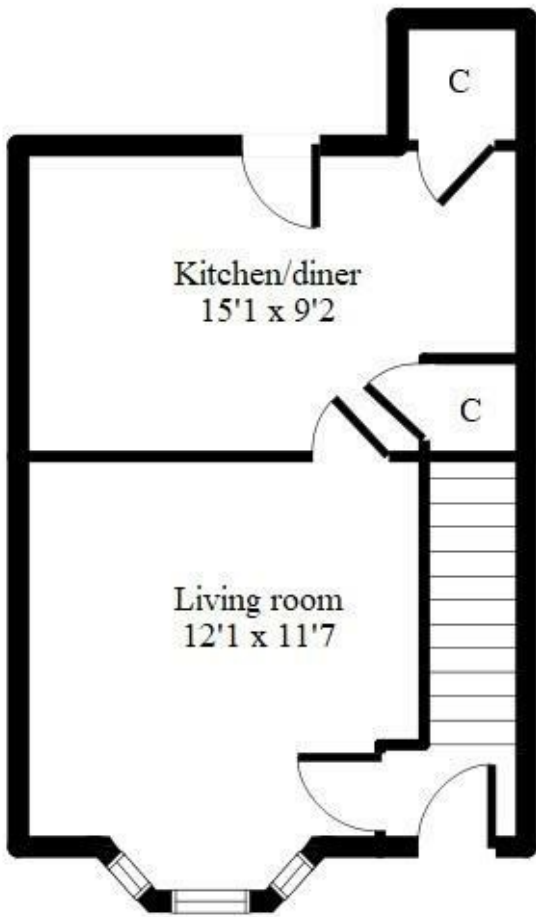
The property has the benefit of double glazing.

CENTRAL HEATING

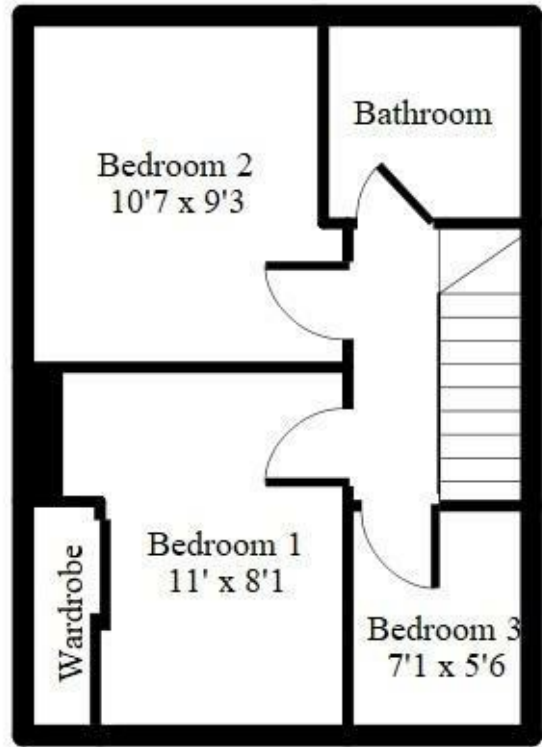
The property has the benefit of gas central heating (not tested).

VIEWINGS

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



Ground floor



First floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	65
(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

