



SYMONDS + GREENHAM

Estate and Letting Agents



22 Woodside, Hull, East Yorkshire HU8 9FL **Offers over £310,000**

STUNNING FOUR BED DETACHED HOME - DETACHED GARAGE AND DRIVE - GENEROUS REAR GARDEN - ONLY TWO YEARS OLD - QUIET CUL DE SAC LOCATION

Sutton Village has long been one of the most sought after places to live in Hull and this beautiful, four bed, detached family home is perfectly nestled away on the quiet cul de sac Woodside. This spacious property is 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 only 2 years old and still under new build warranty and decorated to a high standard throughout. Externally the huge rear garden is quite the sun trap and an excellent place to relax or entertain guests. The front is equally impressive with a garden, brick built garage and driveway providing off street parking.

DON'T MISS OUT.....BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor and understairs storage cupboard

LOUNGE

10'11 max x 17'7 max (3.33m max x 5.36m max)

An excellent sized reception room with electric fireplace



KITCHEN/DINER

20'0 max x 14'7 max (6.10m max x 4.45m max)

A superb open plan kitchen diner with French doors to the rear garden and door to the utility room



KITCHEN

A modern kitchen with a range of eye level on base level units with complementing marble effect work surfaces, integrated electric oven and grill, sink and drainer unit, gas hob with overhead extractor fan, integrated dishwasher, integrated fridge freezer and feature island



DINER



UTILITY ROOM

With plumbing for washing machine, space for tumble dryer, marble effect worktop and door to the side path and garage



DOWNSTAIRS WC

A convenient downstairs toilet with low-level WC and vanity hand basin unit

FIRST FLOOR

LANDING



BEDROOM ONE

9'11 max x 11'1 max (3.02m max x 3.38m max)

An excellent sized double bedroom with ensuite shower room



ENSUITE

With low-level WC, vanity hand basin unit, heated towel rail, shower cubicle with overhead shower attachment and tiles to splashback areas



BEDROOM TWO

9'6 max x 11'11 max (2.90m max x 3.63m max)

A second good sized double bedroom

BEDROOM THREE

10'6 max x 12'2 max (3.20m max x 3.71m max)

A third double bedroom



BEDROOM FOUR

11'4 max x 9'1 max (3.45m max x 2.77m max)

A fourth double bedroom



BATHROOM

with low level WC, pedestal hand basin, heated towel rail, panelled bath with overhead shower attachment and tiles to splashback areas



OUTSIDE

The property benefits from both front and rear gardens.

The front is laid to turf with a side drive and brick built garage providing off street parking.

The generous rear garden is quite the sun trap and laid to areas of lawn and block paved patio and enclosed by timber fencing.



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

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

COUNCIL TAX BAND

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

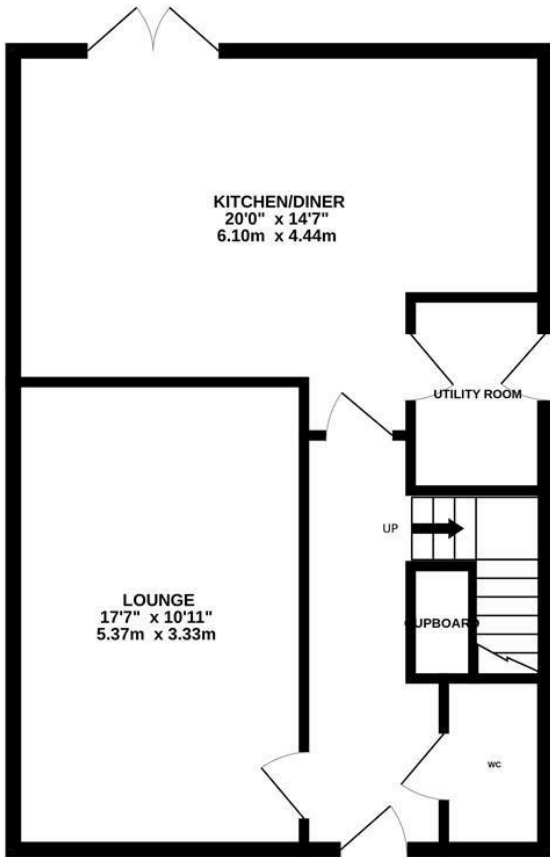
VIEWINGS

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

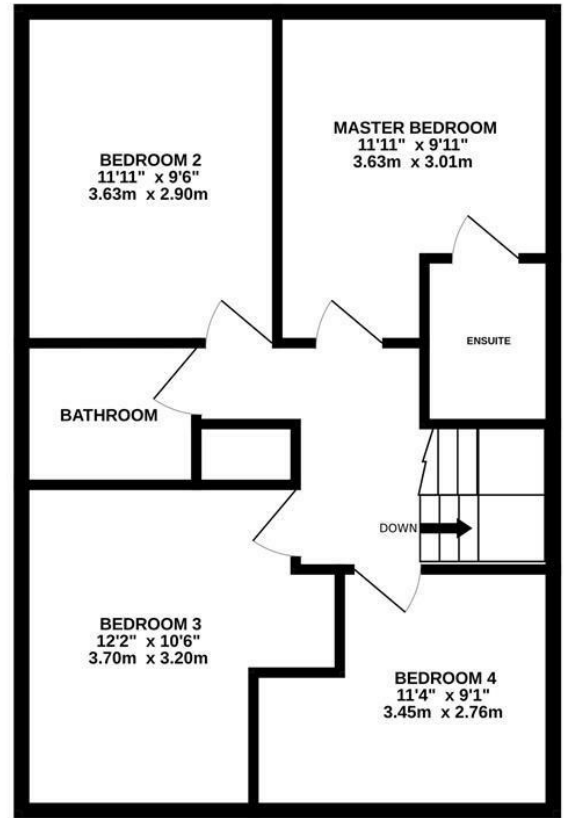
DISCLAIMER

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
616 sq.ft. (57.2 sq.m.) approx.

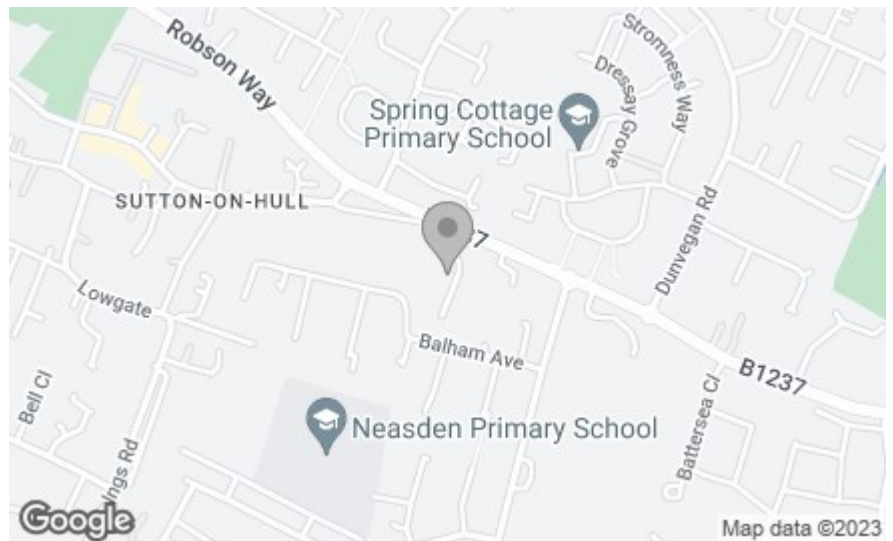


1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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
84	94

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC