



Priestgate, Church Street, Sutton-On-Hull, East
Yorkshire, HU7 4QR

Offers Over £165,000

A DECEPTIVELY SPACIOUS THREE BEDROOM FAMILY HOME IN THE HEART OF SUTTON - IMMACULATE THROUGHOUT WITH A WESTERLY FACING GARDEN - JUST LOOK AT THE PHOTOS!! FAMILY LIVING AT ITS BEST!!





Summary: With central heating and double glazing, the property briefly comprises entrance hall, lounge, dining kitchen, conservatory and to the first floor are three well proportioned bedrooms, en suite and a family bathroom. Outside forecourt to the front and a Westerly facing garden to the rear.

Location: The historic village of Sutton lies just inside Kingston Upon Hull boundary approximately three and a half miles north east of the city centre. The village has an attractive centre of many local shops and amenities. There are local primary and secondary schools nearby and the village offers good road access via the outer ring road to the Ennerdale link road to Beverley and York and via Hedon Road to the A63.

Accommodation: The property is arranged on two floors and briefly comprises as follows:

Entrance Hall: With stairs leading to the first floor.

Lounge: With gas fire and feature surround.



Dining Kitchen: With a matching range of base and eye level units, complementing work surfaces and tiling to splashback areas. Integrated double oven, hob and hood, sink unit, plumbing for an automatic washing machine, integrated fridge/freezer, cupboard housing the boiler unit and breakfast bar. There is a dining area which is currently used as a sitting area.

Conservatory: Currently used as a dining room with a UPVC double glazed door leading to the rear garden.

First Floor

Bedroom One: A double room.

En Suite: With shower, low level WC, wash hand basin and a heated towel rail.

Bedroom Two: A double room.

Bedroom Three: Will fit a double bed.

Bathroom: A large bathroom with a three piece suite comprising pedestal wash hand basin, low level WC, panelled bath with shower over and full height tiling.



Outside: The front of the property has a low maintenance forecourt with pathway leading to the front door. The rear of the property has a Westerly facing aspect which proves quite a suntrap, mainly laid to lawn with low maintenance gravelled area, shed and pedestrian access to a parking space.

Central Heating: The property has the benefit of gas central heating.

Double Glazing: The property has the benefit of wooden double glazing.

Council Tax: Council Tax is payable to the Kingston Upon Hull City Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band C.*

Fixtures And Fittings: Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer: *The agent has not had sight of confirmation documents and therefore the

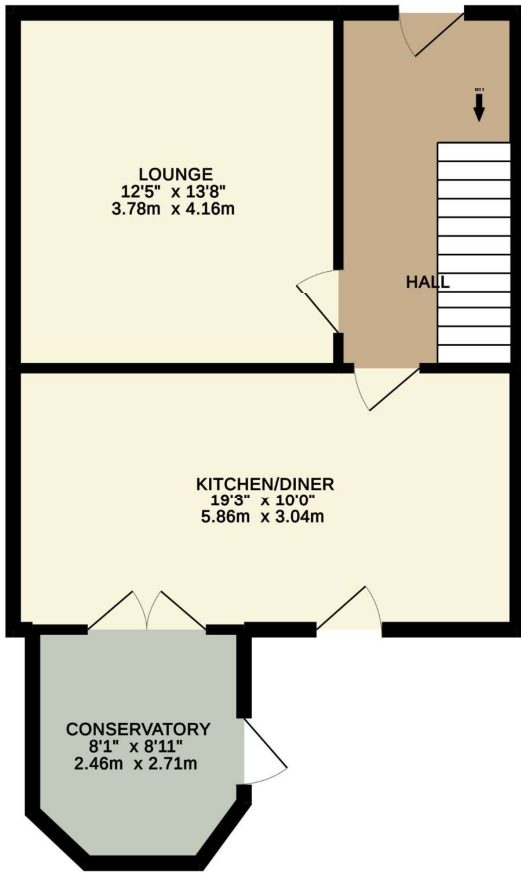
buyer is advised to obtain verification from their solicitor or surveyor.

Viewings: Strictly by appointment with the sole agents.

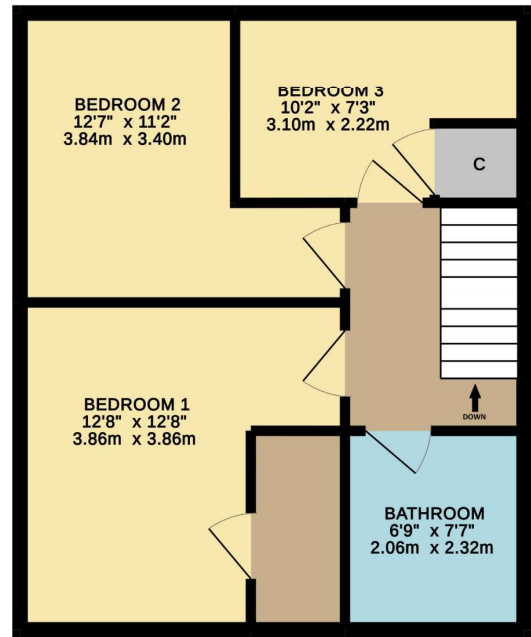
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GROUND FLOOR



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+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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