



**Church Street, Sutton, HU7 4TT**  
£495 Per Calendar Month



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Platinum Collection

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OFFERED UNFURNISHED - First Floor Apartment in this fabulous conversion. The property offers well appointed 2 Bedroom accommodation.  
Must be viewed!



# Church Street, Sutton, HU7 4TT

## Key Features

- OFFERED UNFURNISHED
- First Floor Apartment
- 2 Bedrooms
- Large Living Room/Kitchen
- Bathroom
- PVC D/Glzd
- Communal Courtyard
- MUST BE VIEWED!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## INTRODUCTION

This excellent development located at the junction of Church Street and Leads Road offers this very well appointed 2 Bedroom first floor apartment offering exceptional accommodation featuring an open plan Living Room/integrated Kitchen, gas central heating & PVC double glazing. The apartment has bin & storage space in a covered building located across the stunning central courtyard.

We highly recommend an inspection.

## 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 is offered good road access to Hull, Beverley & York.

## ENTRY

A communal staircase with intercom access and automatic lighting offers access to both first floor apartments.

## LIVING ROOM

12'10" x 11'6" (3.91 x 3.51)

This excellent open plan room leads to :

## KITCHEN

10'6" x 9'5" (3.20 x 2.87)

An integrated Kitchen featuring integrated stainless steel fronted electric oven, hob unit & extractor hood ; stainless steel sink unit plumbing for washer.

## BEDROOM 1

13'2" max x 9'9" (4.01 max x 2.97)

## BEDROOM 2

11'6" x 6'5" (3.51 x 1.96)

## BATHROOM

7'4" x 5'10" (2.24 x 1.78)

With white suite incorporating panelled bath, pedestal wash hand basin & low flush WC. Extractor fan, radiator.

## COMMUNAL COURTYARD

## GENERAL INFORMATION

SERVICES - Mains water, electricity and drainage are connected to the property.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames OR The property has the benefit of sealed unit double glazing.

SECURITY - The property has the benefit of an intercom system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A . (East Riding Of Yorkshire/ Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

## TENANCY INFORMATION

A minimum of 6 months (Assured Shorthold)

We will require One Months rental in advance.

Bond/Deposit equal to One Months rent.

Sorry - No smokers or pets accepted.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£114.23). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from

the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If your application is successful, the holding deposit then forms part payment of your first months rent.

## AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

## AGENTS NOTES (continued)

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necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

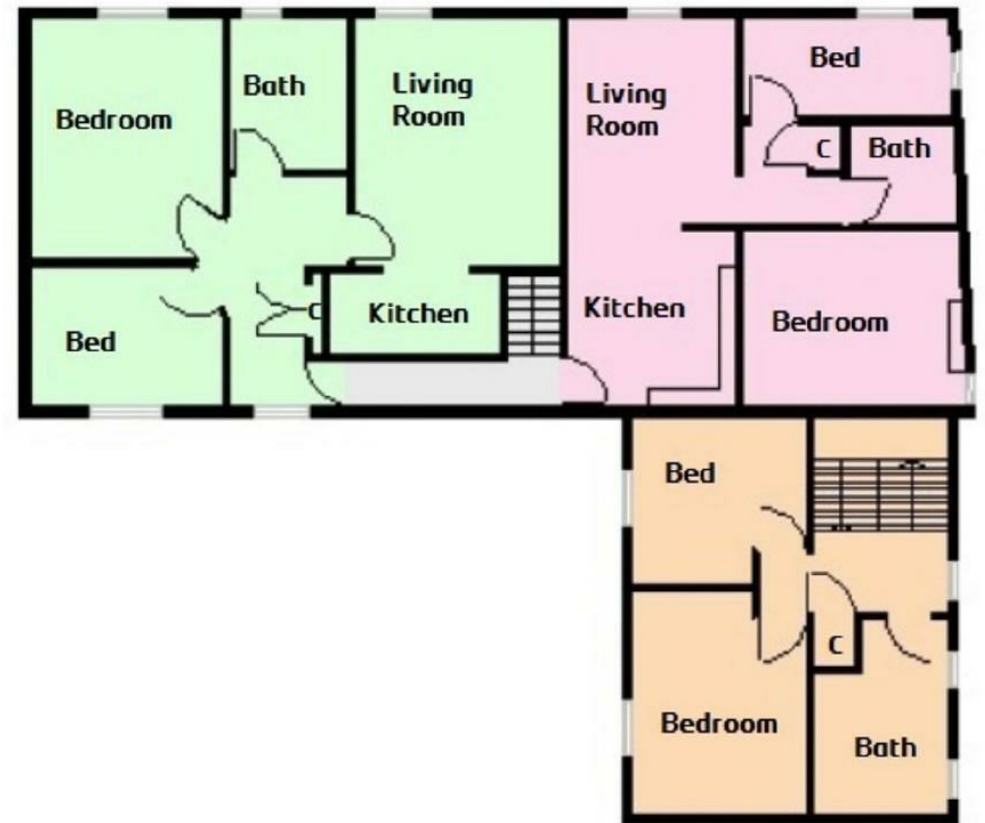
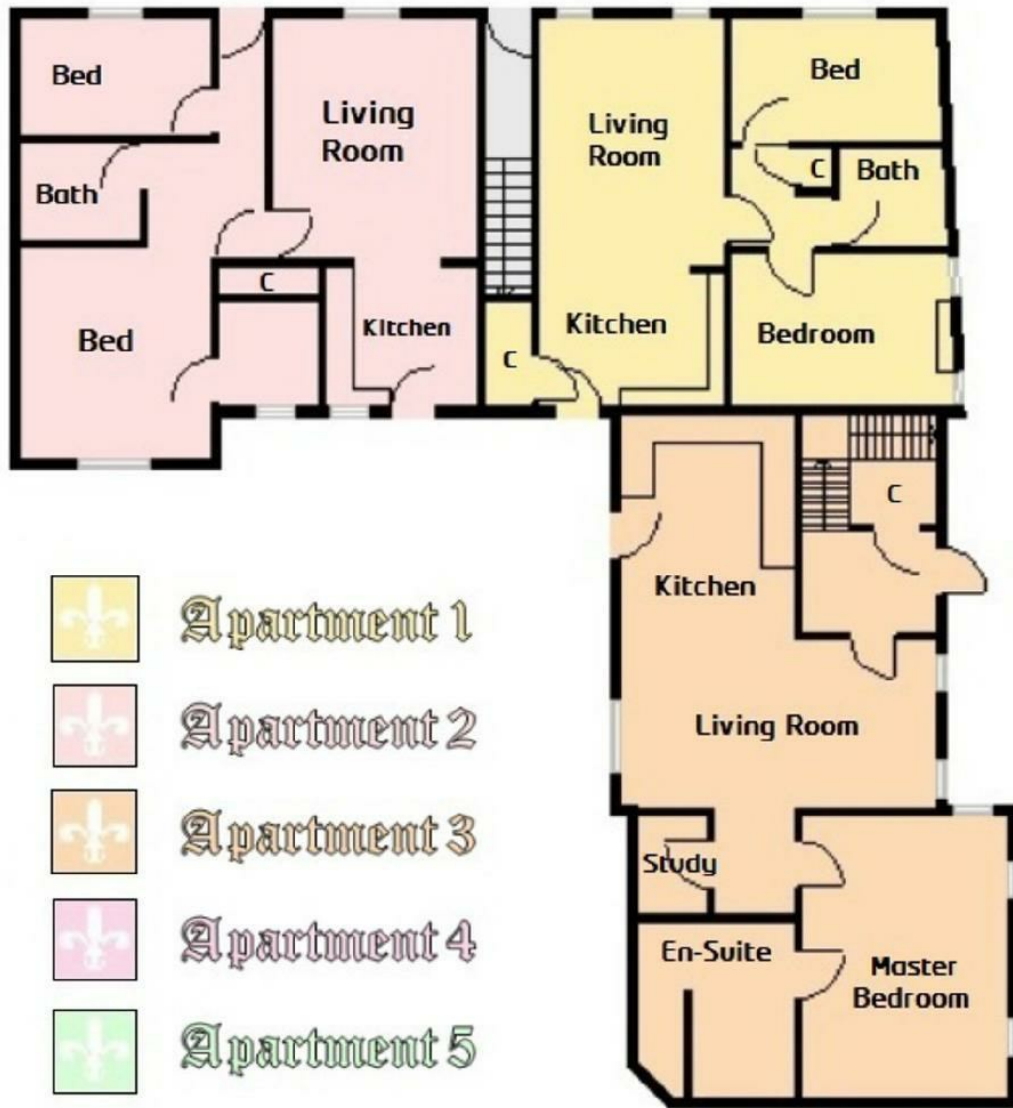
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys.

Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100









-  Apartment 1
-  Apartment 2
-  Apartment 3
-  Apartment 4
-  Apartment 5







**Philip**  
**Bannister**  
Estate & Letting Agents

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