



SYMONDS + GREENHAM

Estate and Letting Agents



67 Coverdale, Hull, Yorkshire HU7 4AL

£145,000

GORGEOUS THREE BED HOME - PERFECT FOR A FAMILY - EXTENDED MODERN KITCHEN/DINER - NO CHAIN

This end of terrace home is situated on Sutton Park close to well regarded schools and local amenities with good transport links to both Hull city centre and Kingswood retail park which is home to a supermarket, a cinema and a range of restaurants and retail outlets. The property would ideally suit a family but could also be suitable for a first time buyer. The property is available with no onwads chain and boasts a stunning living room, an extended modern kitchen/diner, two double bedrooms, a single third bedroom, a family bathroom, gardens to the front and rear, and a garage.

BOOK YOUR VIEWING IN EARLY ON THIS FANTASTIC FAMILY HOME!

GROUND FLOOR

ENTRANCE HALL

With stairs to 1st floor, under stairs cupboard, door to kitchen/diner and door to...

LIVING ROOM

17'5 max x 11'8 max (5.31m max x 3.56m max)

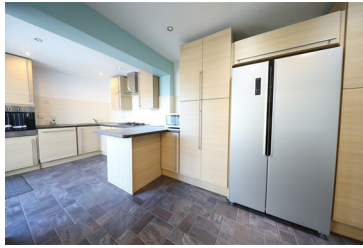
With log burning stove



KITCHEN/DINER

19'7 max x 17'3 max (5.97m max x 5.26m max)

With a range of eye level and base level units with complementing work surfaces, stainless steel sink and draining unit, electric oven, five ring gas hob with overhead extractor fan, integrated dishwasher, integrated washing machine, space for fridge-freezer and sliding patio doors to rear garden



FIRST FLOOR

BEDROOM 1

12'9 max x 10'2 max (3.89m max x 3.10m max)

With fitted wardrobes



BEDROOM 2

12' max x 10'2 max (3.66m max x 3.10m max)

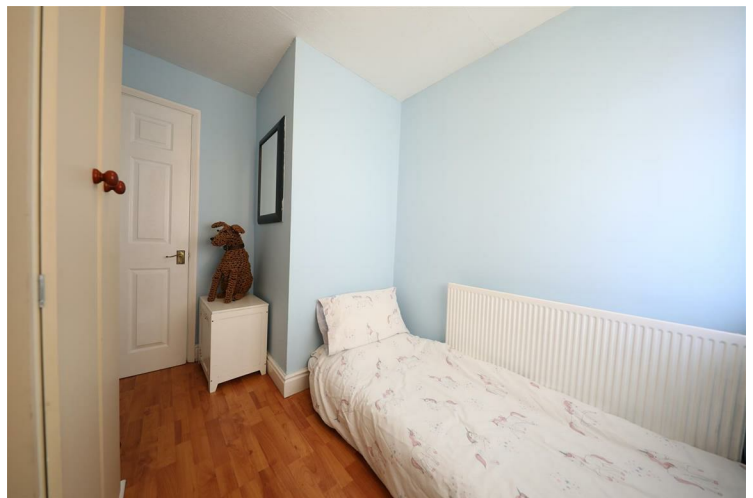
With fitted wardrobes



BEDROOM 3

9'2 max x 7'5 max (2.79m max x 2.26m max)

With fitted wardrobes



BATHROOM

With low-level WC, pedestal handbasin, panelled bath with overhead shower, heated towel rail, floor to ceiling tiles.



OUTSIDE

The front garden is mainly laid to lawn with some low maintenance shrubbery.

The rear garden consists mostly of a paved patio area with a steel shed and a garage with vehicular access via the rear ten-foot.



CENTRAL HEATING

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

DOUBLE GLAZING

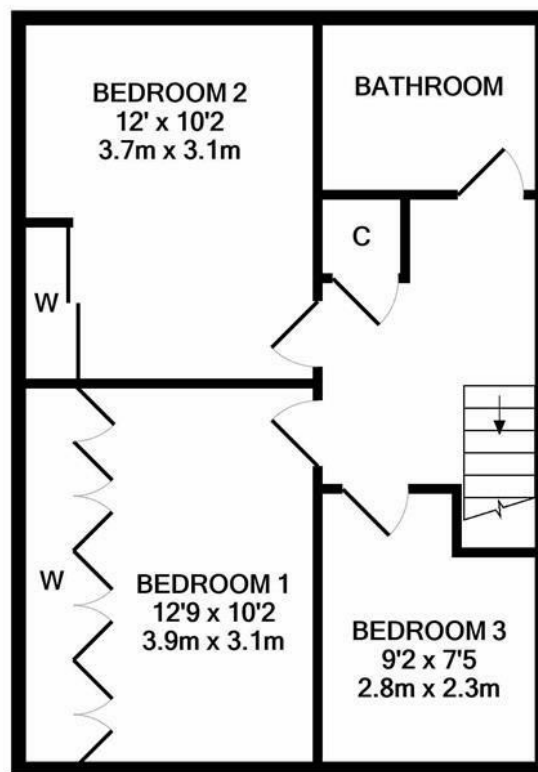
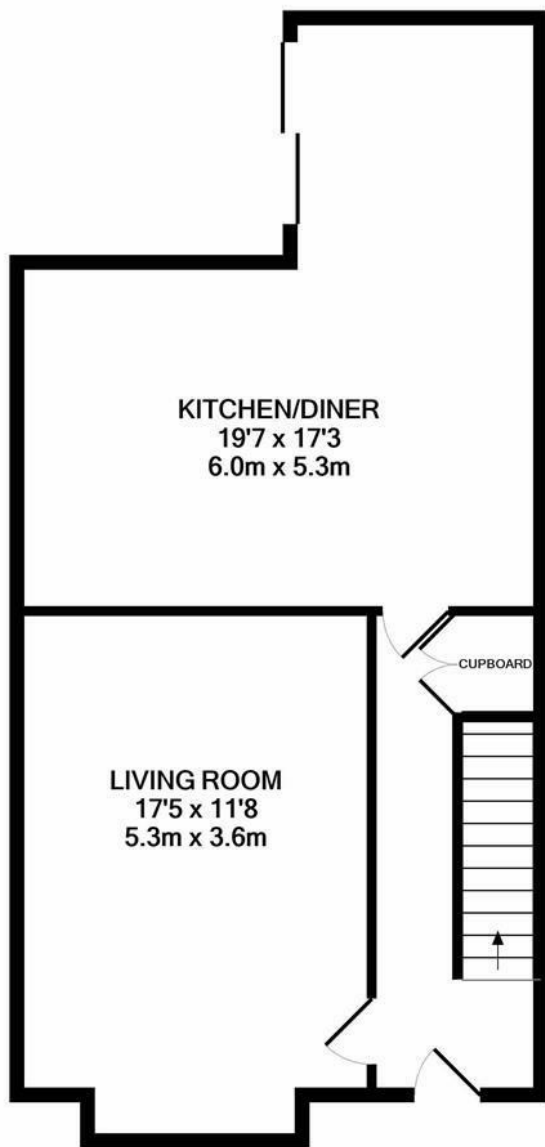
The property has the benefit of double glazing.

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

