



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **2 Woodside, Saltshouse Road, Hull, East Yorkshire HU8 9HR** **Prices from £245,000**

**3 BED SEMI DETACHED NEW BUILD HOME - HIGHLY SOUGHT AFTER SUTTON LOCATION - INTEGRATED GARAGE - THREE DOUBLE BEDROOMS - LARGE FAMILY BATHROOM AND EN SUITE TO THE MAIN BEDROOM**

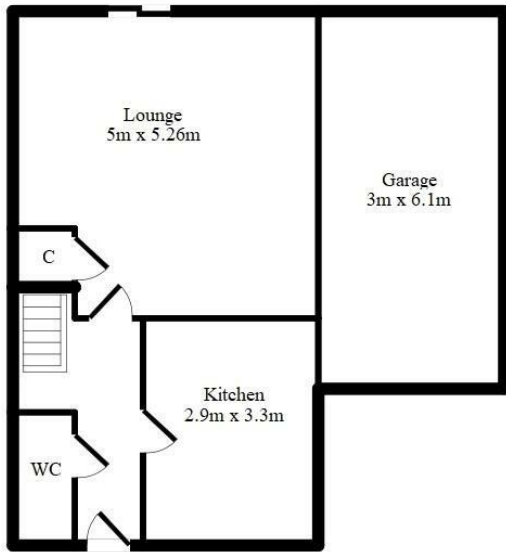
Sutton Village has long been one of the most sought after places to live in Hull and the new development at Sutton Place will be a welcome addition to the picturesque village. This exclusive development will consist of three and four bed semi detached and detached new build homes ranging from £235,000 to £345,000.

Plot 2 is a superb three bedroom semi detached home perfect for first time buyers or a small family with the Help To Buy Scheme available to help buyers with a 5% deposit.

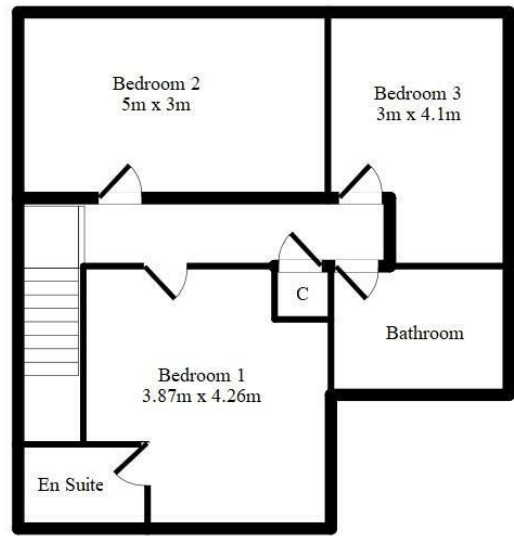
Interest is expected to be very high on these properties so anyone interested in reserving a plot should register their interest as soon as possible.

Call our New Homes Team and book your viewing or discuss the Help To Buy Scheme in more detail





Ground floor



First floor

DISCLAIMER - Actual room sizes may differ slightly from those detailed on the above floorplans. Some plots will be a mirrored layout of the above floorplan.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC