



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **102 Sunny Bank, Hull, East Yorkshire HU3 1LF**

### **£250,000**

STUNNING PERIOD HOME - SIX EXCELLENT SIZED BEDROOMS - TWO BATHROOMS - ORIGINAL FEATURES THROUGHOUT

This mid-terraced home would be perfect for a large family due to the ample living space available. The property is a superb blend of traditional period characteristics and more contemporary modern features providing any potential purchaser with a beautiful family home. The mid terraced home is located off Spring Bank close to well regarded schools and only a short walk away from both Princes Avenue and Chanterlands Avenue home to supermarkets, restaurants and cafe bars. The property benefits from a garden to the rear and internally boasts a living room, a stunning dining room, sitting room, a modern kitchen and a convenient downstairs WC to the ground floor, four double bedrooms, single bedroom and a family bathroom to the first floor and a sixth bedroom and shower room to the second floor.

HOMES OF THIS STYLE AND QUALITY ARE HARD TO COME BY...BOOK YOUR VIEWING ASAP!



## GROUND FLOOR

### PORCH

Which door to the...

### ENTRANCE HALL

With stairs to the first floor



### LIVING ROOM

16'7 max x 15'2 max (5.05m max x 4.62m max )

With bay window in period style feature fireplace



### DINING ROOM

13'11 max x 13'7 max (4.24m max x 4.14m max )

With period style feature fireplace and French doors to the rear garden



### SITTING ROOM

13'5 max x 12'2 max (4.09m max x 3.71m max )

with log burner



### KITCHEN

13'5 max x 12'0 max (4.09m max x 3.66m max )

With a range of eye level and base level units with complimentary work surfaces, sink and drainer unit, range oven with gas hob and overhead extractor fan, plumbing for washing machine, space for fridge freezer, door to downstairs WC and door to the rear garden



### DOWNSTAIRS WC

With low-level WC



## FIRST FLOOR

### LANDING

#### BEDROOM ONE

14'3 max x 13'8 max (4.34m max x 4.17m max )

An excellent sized double bedroom with bay window



#### BEDROOM TWO

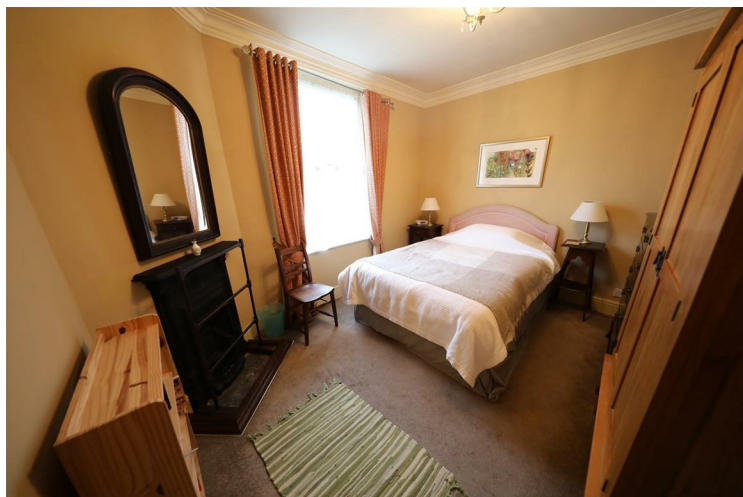
14'0 max x 3'10 max (4.27m max x 1.17m max )

Another good sized double bedroom



#### BEDROOM THREE

12'0 max x 10'1 max (3.66m max x 3.07m max )



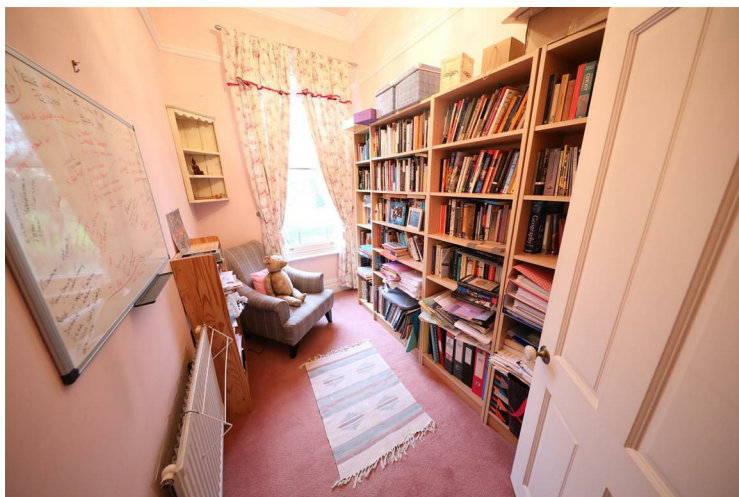
#### BEDROOM FOUR

9'8 max x 8'6 max (2.95m max x 2.59m max )



#### BEDROOM FIVE

10'4 max x 5'11 max (3.15m max x 1.80m max )



#### BATHROOM

9'10 max x 7'8 max (3.00m max x 2.34m max )

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



## SECOND FLOOR



### BEDROOM SIX

13'7 max x 13'0 max (4.14m max x 3.96m max )  
with velux window and storage into the eaves.



### SHOWER ROOM

9'9 max x 7'5 max (2.97m max x 2.26m max )

With low-level WC, pedestal handbasin, walk-in shower with overhead shower attachment and tiles to splashback areas



### OUTSIDE

The front garden has an array of planted bushes and shrubs with pathway leading to the front door and brick wall to the perimeters. The rear garden follows the low maintenance theme with planted borders, timber fencing to the perimeters with pedestrian gate access to the rear.



### CENTRAL HEATING

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

### DOUBLE GLAZING

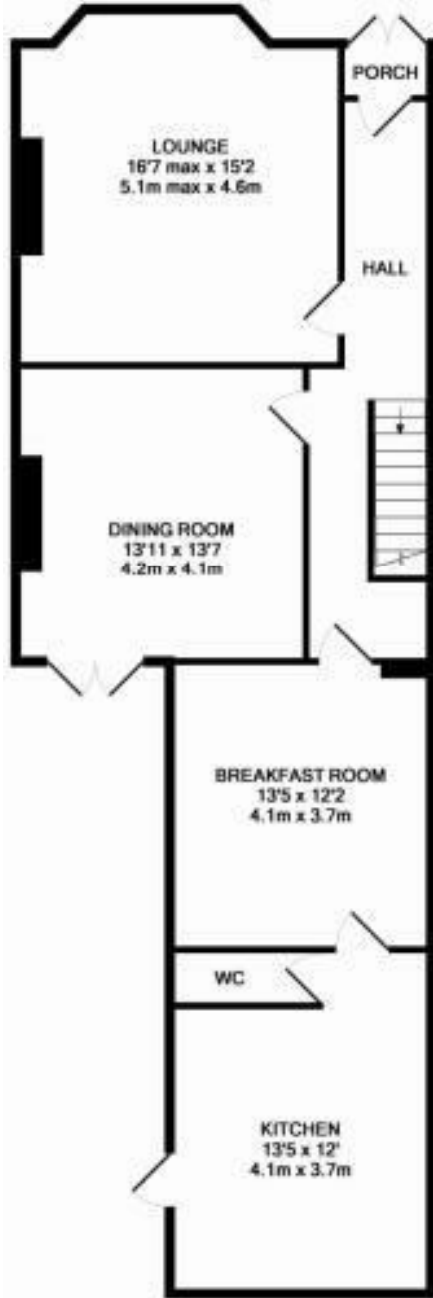
The property has the benefit of double glazing.

### VIEWINGS

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

### DISCLAIMER

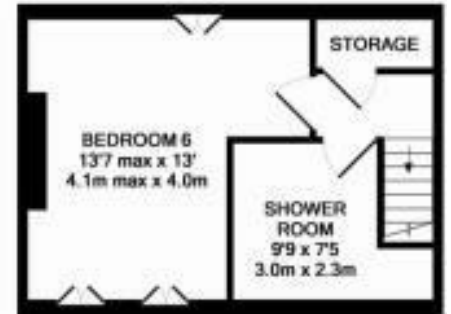
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>76</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>46</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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