

OFFERS BETWEEN £140,000 & £150,000*SOLD WITH NO CHAIN*FULL OF CHARM & CHARACTER*2 BED MID TERRACED PERIOD PROPERTY*TUCKED AWAY ON QUIET STREET *2 RECEPTION ROOMS*LOTS OF PERIOD FEATURES* *MODERN KITCHEN*2 DOUBLE BEDROOMS*MODERN BATHROOM WITH SHOWER *SHORT WALK TO SUTTON VILLAGE*PRIVATE PARKING*

INTRODUCTION

Situated in the established Village of Sutton, a charming 2 bed mid-terraced period property sold with no onward chain. The property exudes character and period features, is close to all the local amenities and is well worthy of further inspection. Property is situated off Tweendykes Road and benefits from peaceful location, excellent proportions and private off street parking.

The house is arranged over 2 floors and briefly consists: Entrance hallway with UPVC entrance door with multi-point locking system & staircase off. Warm & homely lounge which is tastefully decorated with feature fireplace, high ceilings and wonderful bay window which affords this reception lots of natural light. There is a 2nd reception area off the lounge which offers a flexible living space and could be used for dining area, 2nd living space or play area for children.

The kitchen comes with a range of base & wall units, contrasting work surfaces, Range cooker & extractor hood. Kitchen benefits from lots of natural light and has door onto rear terrace.

To the first floor are 2 double bedrooms, both tastefully decorated with neutral floor coverings.

House bathroom is spacious and well appointed with 3 piece suite in white, low flush toilet, sink with pedestal, bath with electric shower over and glazed screen.

Externally, the property sits on an exclusive terrace with a mixture of period properties standing back from the main street of Tweendykes Road. Benefitting from lots of privacy and a tucked away position, the front elevation provides off street private parking. To the rear there is an enclosed yard which has been landscaped. Can also be reached via walkway.

LOCATION

Sutton Village is an established and extremely popular location situated to the East of Hull within the Kingston-upon-Hull city district. Close to local amenities including a local church, cafes, 2 public houses, local takeaways, garage, hairdressers, bus routes and post office. Excellent catchment for local primary, Secondary & Wilberforce College situated within 5 mins drive. Hull City centre can be reached in approximately 15 minutes and Kingswood retail & Leisure park within 10 mins drive. A whole host of amenities are also available on Holderness Road, which is approximately 10 mins drive also.

PROPERTY COMPRISES:

ENTRANCE HALLWAY

Entrance hallway with UPVC entrance door with multi-point locking system & staircase off.

LOUNGE

Warm & homely lounge which is tastefully decorated with feature fireplace, high ceilings and wonderful bay window which affords this reception lots of natural light.

2nd RECEPTION

There is a 2nd reception area off the lounge which offers a flexible living space and could be used for dining area, 2nd living space or play area for children.

KITCHEN

The kitchen comes with a range of base & wall units, contrasting work surfaces, Range cooker & extractor hood. Kitchen benefits from lots of natural light and has door onto rear terrace.

BEDROOM 1

Large double bedroom with views over front elevation, tastefully decorated with neutral floor coverings.

BEDROOM 2

Double bedroom with views over rear elevation, tastefully decorated with neutral floor coverings.

BATHROOM

House bathroom is spacious and well appointed with 3 piece suite in white, low flush toilet, sink with pedestal, bath with electric shower over and glazed screen.

OUTSIDE

Externally, the property sits on an exclusive terrace with a mixture of period properties standing back from the main street of Tweendykes Road. Benefitting from lots of privacy and a tucked away position, the front elevation provides off street private parking. To the rear there is an enclosed yard which has been landscaped. Can also be reached via walkway.

CENTRAL HEATING

Property benefits from gas central heating

DOUBLE GLAZING

Property benefits from UPVC double glazing throughout

COUNCIL TAX

Council Tax is payable to Kingston Upon Hull City Council we believe property be band A. Please check with the local authority for confirmation.

VIEWINGS

Viewings are strictly by appointment only

THINKING OF SELLING OR STRUGGLING TO SELL YOUR PROPERTY

Why not try TAYLORS? We can offer a free valuation and explain the benefits of using TAYLORS to sell your home!!

DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. The particulars are produced in good faith but do not constitute any part of an offer or contract. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. They are not to be relied upon as statements or representations of fact, any prospective purchaser should satisfy themselves by an inspection of the property before making an offer. No person employed by Taylors Estate Agents (Hull) Ltd has the authority to provide any warranty whatsoever in relation to this property

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. All measurements have been taken as a guide to prospective buyers and are not precise. All buyers should satisfy themselves with regard to room dimensions, Taylors Estate Agents (Hull) Ltd cannot be held responsible for any discrepancies with regard to measurements.