



# 11 Sutherland Avenue

, Hull, HU6 7UG

£170,000



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## Ground Floor

### Porch

### Entrance Hallway

Welcoming entrance to this beautiful property via original glazed door. With fixed staircase to upper floor level, storage under stairs, laminate flooring and radiator.

### Lounge

14'2" x 11'2" (4.34m x 3.42m)

Light and spacious room with UPVC double glazed bay window to the front, feature fireplace with marble effect hearth and surround, laminate flooring and radiator.

### Dining Room

17'0" x 11'2" (5.19m x 3.42m)

With UPVC double glazed window to the rear, feature fireplace, storage cupboard, laminate flooring and radiator.

### Kitchen

11'2" x 8'8" (3.42m x 2.65m)

A lovely modern kitchen with a range of base and wall mounted units, laminated work surfaces and tiling to splashback areas, inset stainless steel sink unit, inset four-ring gas hob with extractor over and built in oven below and space for washing machine and fridge freezer. With UPVC double glazed windows to the side and rear and UPVC door out to the garden, tiled flooring and radiator.

## First Floor

## Central Landing

Providing access to all first floor rooms and access to the loft via hatch with drop down ladders.

### Bedroom One

14'2" x 11'1" (4.34m x 3.40m)

Spacious double bedroom to the front with UPVC double glazed bay window, fitted wardrobes with mirrored sliding door front, carpet flooring and radiator.

### Bedroom Two

11'2" x 11'1" (3.42m x 3.40m)

Second double bedroom to the rear with UPVC double glazed window, fitted wardrobes with mirror fronted sliding doors, carpet flooring and radiator.

### Bedroom Three

8'0" x 5'7" (2.44m x 1.72m)

To the front with UPVC double glazed window, carpet flooring and radiator.

### House Bathroom

5'8" x 5'8" (1.74m x 1.74m)

House bathroom fitted with a modern three-piece suite in white, comprising panelled bath with thermostatic shower over, sink set within vanity unit comprising storage below and low level WC with concealed cistern. With UPVC double glazed window to rear, tiling to splashback areas, tiled flooring and heated towel radiator.

### Outside

Externally, to the front is a driveway with dropped kerb. To the rear is a beautifully landscaped, low maintenance garden with patio area and raised

decking area for seating, along with artificial lawn. To the end of the garden is a pedestrian gate onto the ten foot beyond.

### Council Tax

We have been advised the property is council tax band B, payable to Hull City Council.

### ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



## Road Map



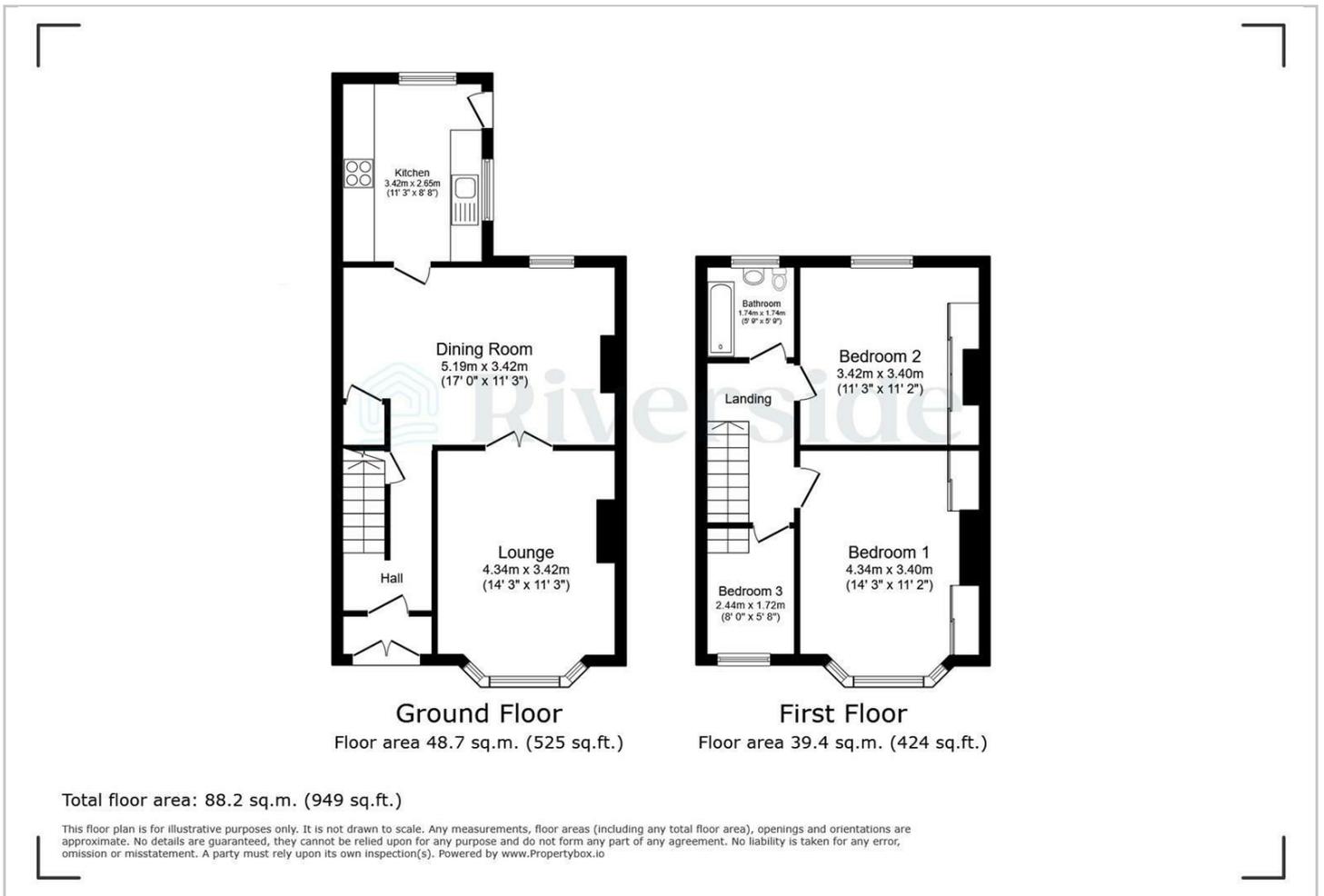
## Hybrid Map



## Terrain Map



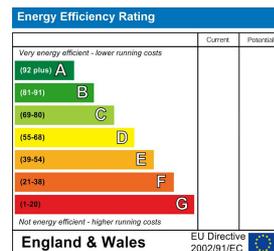
## Floor Plan



## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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