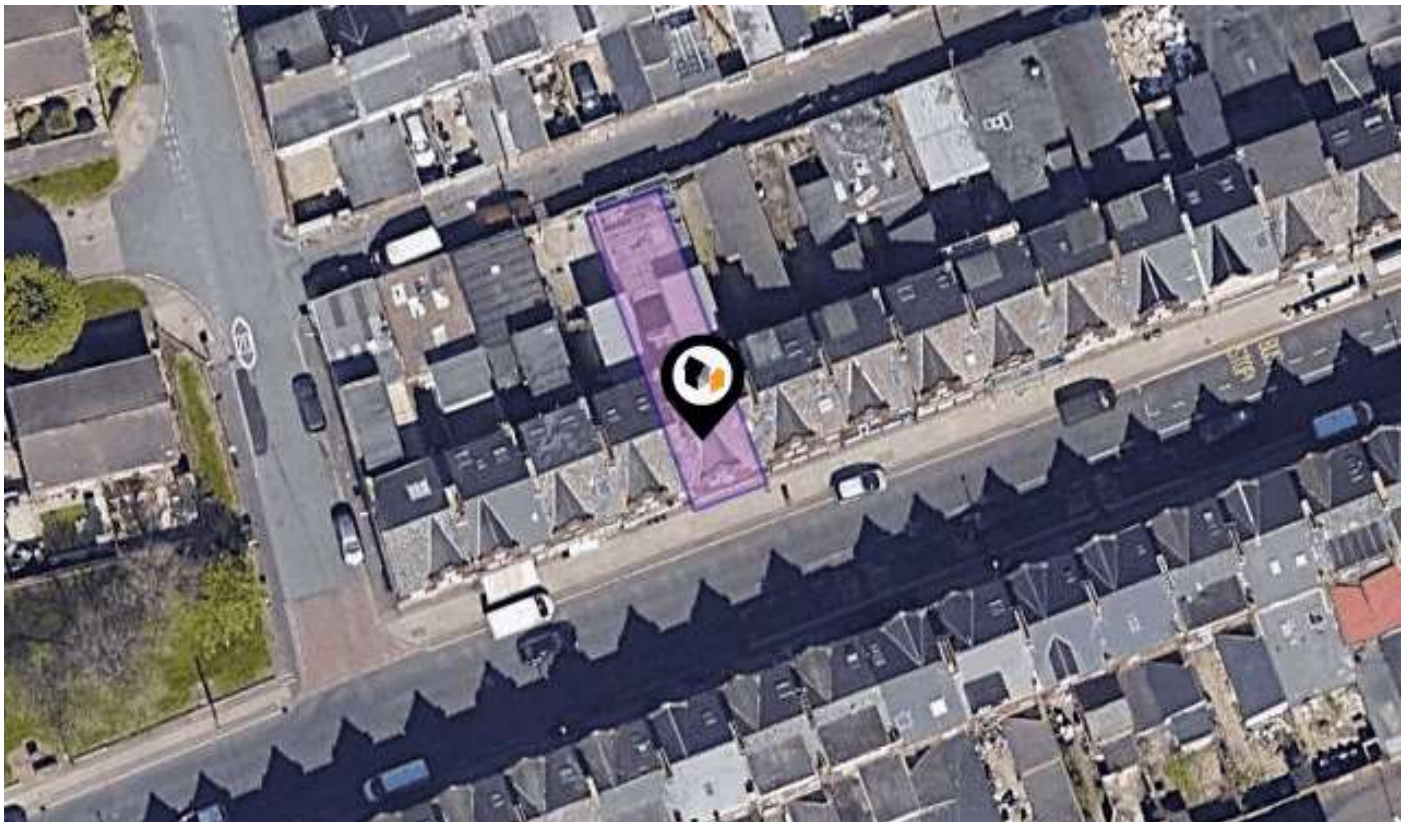




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 29th October 2024



34, HYLTON ROAD, SUNDERLAND, SR4 7AA

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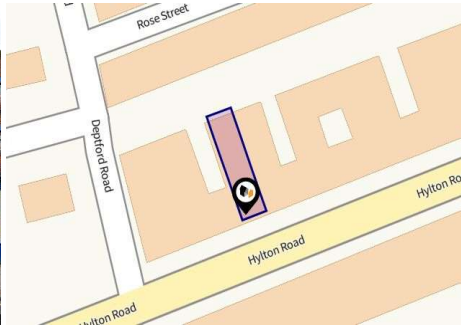
77 Deansgate Manchester M3 2BW

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Property

Type:	Shop / Showroom	Last Sold Date:	07/07/2006
Floor Area:	1,506 ft ² / 140 m ²	Last Sold Price:	£120,000
Plot Area:	0.04 acres	Last Sold £/ft²:	£79
Council Tax :	Band A	Tenure:	Freehold
Annual Estimate:	£1,331		
Title Number:	TY340342		
UPRN:	45093485		

Local Area

Local Authority:	Sunderland
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	80 mb/s	1139 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

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Planning records for: *34, Hylton Road, Sunderland, SR4 7AA*

Reference - 99/00185/FUL
Decision: Decided
Date: 05th February 1999
Description: Change of use from house to shop with first floor kitchen and bathroom (retrospective).
Reference - 04/01186/FUL
Decision: Decided
Date: 12th May 2004
Description: Change of use from retail (Use Class A1) to hot food take-away (Use Class A3).

Property EPC - Certificate

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34 Hylton Road, SR4 7AA

Energy rating

E

Valid until 26.03.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Property

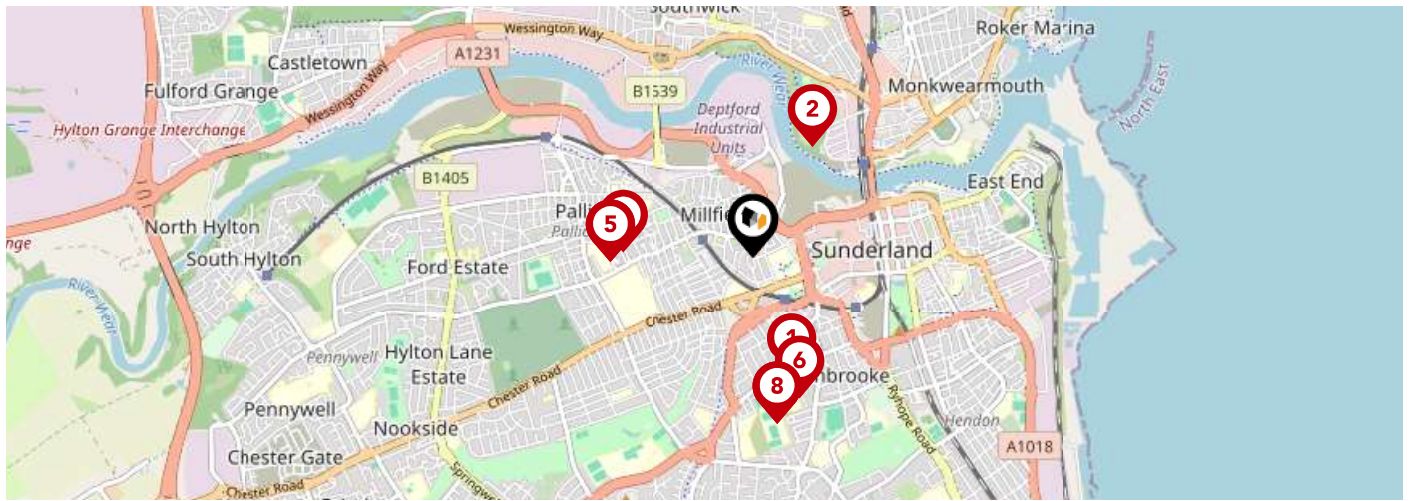
EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Flat, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 85% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	140 m ²

Area Schools











		Nursery	Primary	Secondary	College	Private
1	St Anthony's Girls' Catholic Academy Ofsted Rating: Good Pupils: 1321 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Beacon of Light School Ofsted Rating: Good Pupils:0 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Joseph's Catholic Primary School, Sunderland Ofsted Rating: Good Pupils: 244 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Diamond Hall Infant Academy Ofsted Rating: Good Pupils: 375 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Diamond Hall Junior Academy Ofsted Rating: Good Pupils: 336 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Argyle House School Ofsted Rating: Not Rated Pupils: 226 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Thornhill Academy Ofsted Rating: Good Pupils: 596 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Consilium Evolve Ofsted Rating: Good Pupils:0 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

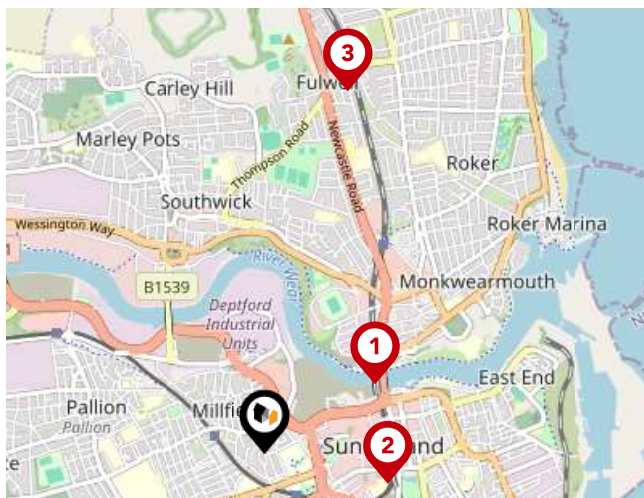
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		Nursery	Primary	Secondary	College	Private
	Barbara Priestman Academy Ofsted Rating: Good Pupils: 172 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Primary School, Sunderland Ofsted Rating: Good Pupils: 468 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hudson Road Primary School Ofsted Rating: Good Pupils: 342 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Richard Avenue Primary School Ofsted Rating: Good Pupils: 457 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Park Primary School Ofsted Rating: Good Pupils: 242 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barnes Junior School Ofsted Rating: Good Pupils: 349 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barnes Infant Academy Ofsted Rating: Good Pupils: 340 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashbrooke School Ofsted Rating: Outstanding Pupils: 114 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	St Peters Rail Station	0.56 miles
2	Sunderland Rail Station	0.55 miles
3	Seaburn Rail Station	1.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	5.46 miles
2	A194(M) J2	5.59 miles
3	A194(M) J1	6.01 miles
4	A1(M) J64	6.48 miles
5	A1(M) J65	6.53 miles



Airports/HELIPADS

Pin	Name	Distance
1	Airport	15.37 miles
2	Teesside Airport	27.37 miles
3	Leeds Bradford Airport	72.61 miles
4	Irthlington	56.04 miles

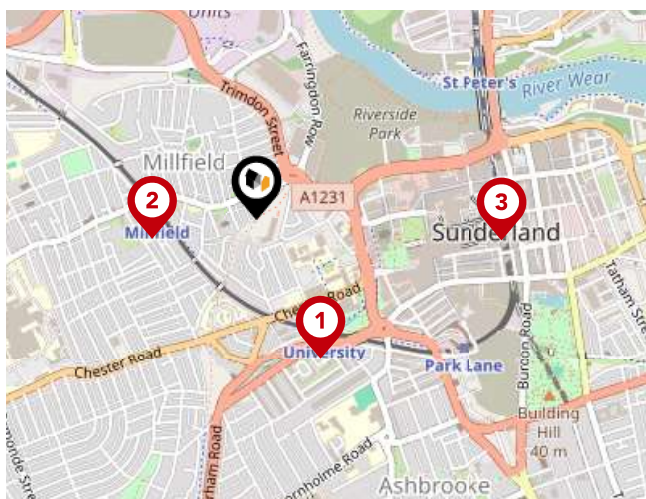
Area

Transport (Local)



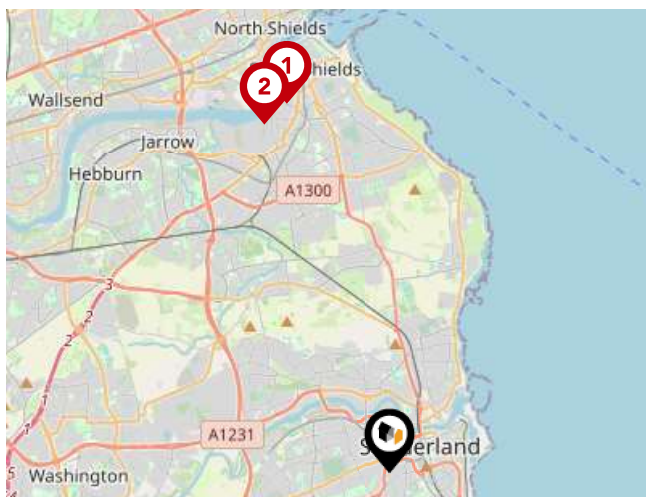
Bus Stops/Stations

Pin	Name	Distance
1	Hind Street	0.23 miles
2	St Michaels Way	0.22 miles
3	St Mary's Boulevard	0.31 miles
4	City Hall	0.38 miles
5	Holmeside	0.46 miles



Local Connections

Pin	Name	Distance
1	University (Tyne and Wear Metro Station)	0.33 miles
2	Millfield (Tyne and Wear Metro Station)	0.23 miles
3	Sunderland (Tyne and Wear Metro Station)	0.52 miles



Ferry Terminals

Pin	Name	Distance
1	South Shields Ferry Terminal	6.5 miles
2	Newcastle International Ferry Terminal	6.29 miles

Landwood Group

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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