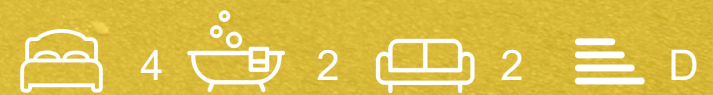


staniford
grays



11 Santolina Way, Hull, HU4 6QP

Offers In Excess Of £299,950





11 Santolina Way

Hull, HU4 6QP

- CORNER PLOT POSITION
- GENEROUS GARDENS
- 2 BATHROOMS
- FURTHER IMPROVEMENT POTENTIAL
- VIEWING ADVISED
- DRIVEWAY AND GARAGE
- FOUR DOUBLE BEDROOMS
- OPEN PLAN TO GROUND FLOOR
- CONVENIENT CUL-DE-SAC SETTING

CORNER PLOT POSITION AND GENEROUS REAR GARDENS.

Discreetly positioned in a select setting off Santolina Way in close proximity to Hessle village centre and excellent links to the city centre and A63 corridor.

The arrangement of accommodation to the ground floor comprises; Entrance Hallway, Reception Lounge, Dining Kitchen and Cloakroom W.C.

To the first floor a central landing gives access to a large Bedroom with En-suite Shower Room and three further Bedrooms and House Bathroom.

Parking is provided to a dedicated driveway with garage and a private and walled rear garden with generous decked terrace.

Viewing is advised to appreciate the premium plot location.



Offers In Excess Of £299,950



GROUND FLOOR

ENTRANCE HALLWAY 8'2" x 5'3" (2.49 x 1.62)
With uPVC double glazed entrance door, laminate to floor covering, staircase approach to first floor level. Providing access through to ground floor reception spaces and cloakroom WC.

CLOAKROOM/ WC 2'11" x 5'1" (0.90 x 1.56)
With low flush WC, wall mounted hand basin, laminate to floor coverings and uPVC privacy window.

RECEPTION LOUNGE 22'4" x 13'10" (6.82 x 4.24)
Boasting an open plan living space with good levels of natural daylight provided via the uPVC double glazed window to the front facing elevation and French doors leading to external patio terrace. Open plan and suitably sized to accommodate furniture suite and separate dining table with laminate to full floor coverings. Leading to...

BREAKFAST KITCHEN 15'0" x 12'3" (4.59 x 3.74)
With uPVC double glazed window to rear garden outlook and access door to patio terrace. Fitted with a range of modern style wall and base units in a high gloss black finish with contrasting work surfaces over, wall mounted hydraulic cupboard units, Neff double oven, five ring gas burning hob with contemporary style extractor canopy. Inset one and a half bowl sink and drainer, space for a number of white goods, deep storage cupboard and laminate to floor coverings with space for breakfast table also.

FIRST FLOOR LEVEL

LANDING 7'11" x 8'6" (2.42 x 2.61)
Providing access to four double bedrooms and house bathroom with deep storage cupboard and loft access point.

PRINCIPAL SUITE 17'8" x 10'10" (5.41 x 3.31)
With uPVC double glazed window to the front and side elevations, cupboard to wall length, suitably sized to accommodate double bedroom furniture and gives access to...

ENSUITE SHOWER ROOM 4'1" x 9'6" (1.25 x 2.90)
With self contained shower cubicle with wall mounted head and console, low flush WC and pedestal wash hand basin with tiling to splashbacks.

BEDROOM TWO 11'3" x 10'6" (3.43 x 3.21)
With uPVC double glazed window to the front elevation with sliding wardrobes to wall length.

BEDROOM THREE 8'11" x 8'4" (2.74 x 2.56)
With uPVC double glazed window to the rear elevation and of double bedroom proportions.



BEDROOM FOUR

With uPVC double glazed window to the rear and of double bedroom proportions.

9'6" x 10'2" (2.90 x 3.12)

HOUSE BATHROOM

Neutrally appointed throughout with modern sanitary ware incorporating panel bath with wall mounted shower head and console and shower screen, pedestal wash hand basin, low flush WC, tiling to majority splashbacks and uPVC privacy window.

5'3" x 7'3" (1.62 x 2.23)

EXTERNAL

Santolina Way itself remains conveniently positioned in close proximity to Hessle village centre and enjoying excellent transportation links to Hull City Centre and the A63/ M62 corridor.

The property itself benefits from a discreet corner and cul-de-sac position being well screened from the roadside itself, with dedicated driveway leading to a single garage with up and over access door. Established hedged border features to the perimeter boundary with laid to lawn grass section to the front garden and generously appointed laid to lawn grass rear garden with walled boundary perimeter.

Recently constructed decked elevated terrace spanning the full width of the plot, storage shed and patio terrace extending from the building footprint. External tap and light points.

AGENTS NOTE

The property comes ready for immediate family living with viewing available through the sole selling agent Stanford Grays.

COUNCIL TAX:

We understand the current Council Tax Band to be E

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS DISCLAIMER : PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

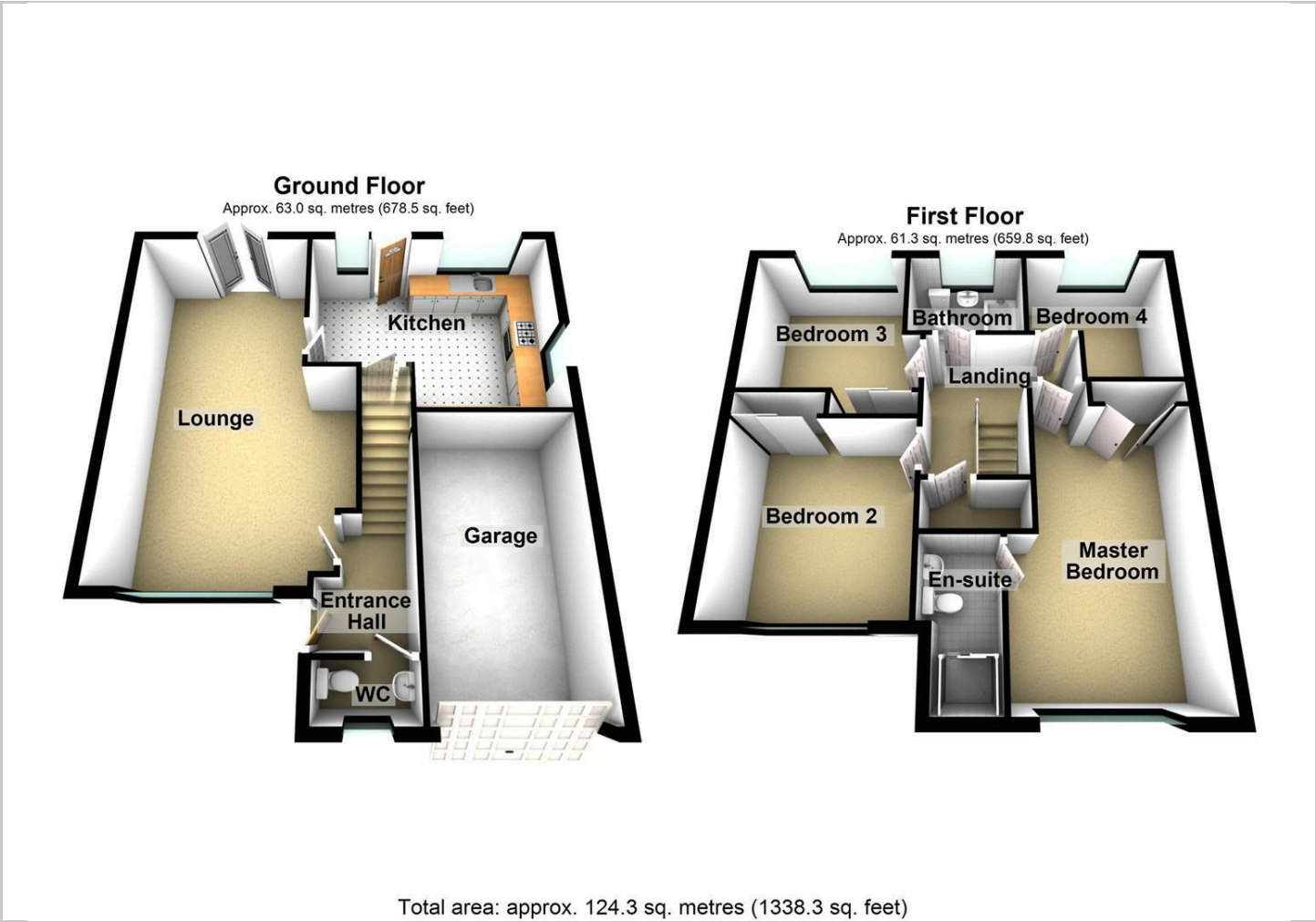
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES

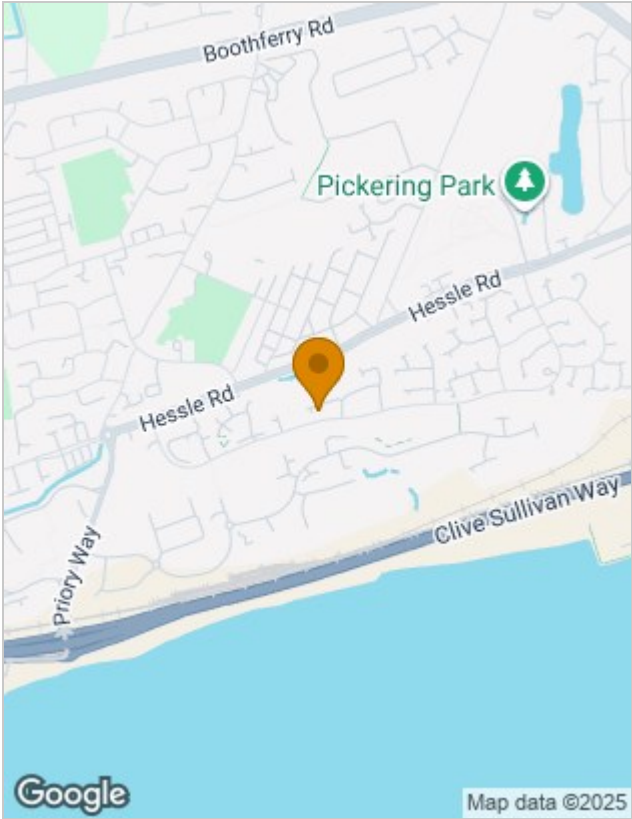
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



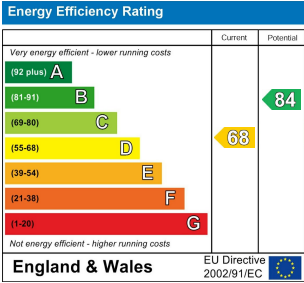
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.