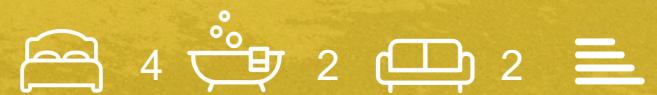


**staniford**  
grays



43 Sanderson Drive, Hessle, HU13 0FZ

£399,950







# 43 Sanderson Drive

Hessle, HU13 0FZ

- WELL APPOINTED MODERN FAMILY HOME
- CORNER PLOT POSITION
- OPEN PLAN DAYROOM/KITCHEN
- 2 BATHROOMS
- VIEWING ADVISED
- UPGRADED INTERIOR
- PRIVATE GARDENS
- 4 DOUBLE BEDROOMS
- DRIVEWAY AND GARAGE

**\*\*MODERN FAMILY HOME IN CORNER PLOT POSITION\*\***

Boasting a prominent cul-de-sac position with a private plot, this tastefully appointed and considerably upgraded home comes suitable for the most discerning of purchasers.

Conveniently situated in a popular Hessle setting with excellent A63/M62 corridor access and offering a ready to move in family living space.

Attention to detail really is evident throughout with the versatile arrangement of living space comprising; Entrance hallway, Reception Lounge with dual aspect, bright and spacious Dayroom extending to an open plan Kitchen, Utility Room and Cloakroom W.C.

To the first floor level a central landing provides access to a Master Suite with En-Suite Shower Room and three further double Bedrooms and House Bathroom. Fitted wardrobes feature to three Bedrooms.

Externally the private gardens benefit from good levels of privacy with a tandem driveway to the frontage. A Detached Garage offers further parking also.

Viewing is advised given the standard of presentation with viewing available via the sole selling agents, Staniford Grays.



£399,950



## ACCOMMODATION COMPRISES

### ENTRANCE HALL

A welcoming entrance to this immaculately appointed and upgraded family home. Accessed via composite style double glazed entrance door with storm porch, uPVC double glazed windows, LVT flooring, staircase approach to first floor level and access provided to ground floor reception spaces.

### CLOAKROOM WC

Immaculately appointed throughout with contemporary style tiling to half height wall coverings. With low flush WC, wall mounted hand basin and heated towel rail, with tiling to floor covering.

### RECEPTION LOUNGE

20'8" x 13'3" (6.30 x 4.05)  
Enjoying good levels of natural daylight with dual aspect, incorporating a double glazed walk in square bay window with additional windows to side elevation. Suitably sized to accommodate furniture suite.

### OPEN PLAN DAY ROOM KITCHEN

20'8" x 18'3" max (6.32 x 5.58 max)  
A versatile and open plan reception and kitchen space, being the heart of the family home, boasting excellent levels of natural daylight and being used by the current vendors as a reception space incorporating a seating area, dining area and dedicated kitchen.

The kitchen has been upgraded considerably with additional bank of wall and base units with raised added breakfast bar area also. Incorporating a number of contemporary style wall and base units with contrasting work surfaces over. Inset sink. Neff double oven and induction hob with extractor canopy over. Built in fridge and freezer and dishwasher also. LVT flooring continuing throughout with inset spotlights to ceiling, uPVC double glazed windows to the front and side elevations extending to the seating area with bifolding doors leading to the patio terrace also.

### UTILITY ROOM

With further storage provision and space for a low level white good. Access door to side driveway and garage also and understairs storage.

### LANDING

Providing access to four double bedrooms, storage cupboard and loft access point.

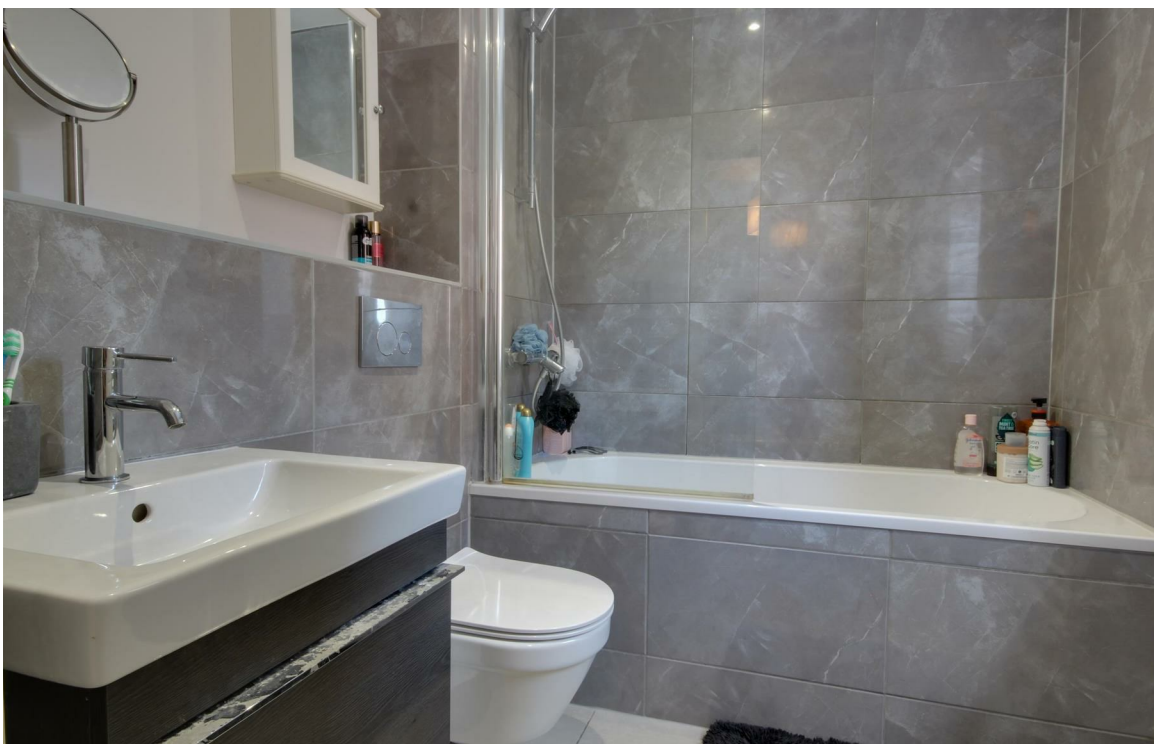
### MASTER BEDROOM

13'3" x 8'3" plus recess (4.05 x 2.53 plus recess)  
Of double bedroom proportions with fitted wardrobes to one full wall length and access provided to...

### ENSUITE SHOWER ROOM

Immaculately appointed throughout with a three piece suite and contemporary tiling to splashbacks and floor coverings including raised shower cubicle, wall mounted basin inset to vanity unit, WC, tiled flooring, heated towel rail and inset spotlights to ceiling.





**BEDROOM TWO** 11'10" x 11'9" max (3.62 x 3.59 max)  
Again boasting double bedroom proportions with fitted bedroom furniture and double glazed windows to two elevations.

**BEDROOM THREE** 11'8" x 8'3" (3.58 x 2.54)  
Of double bedroom proportions with uPVC double glazed windows to two elevations. and fitted wardrobes.

**BEDROOM FOUR** 8'5" x 7'10" (2.59 x 2.39)  
With uPVC double glazed window to the front outlook.

**HOUSE BATHROOM**  
Smartly appointed with a three piece suite incorporating panel bath with wall mounted shower head and console. Inset basin to vanity unit, WC. Heated towel rail, inset spotlights to ceiling and privacy window. Tiling to flooring and wall coverings.

**EXTERNAL**  
Sanderson Drive itself remains conveniently positioned with excellent commuter access to the A63/ M62 corridor. The development was built and conceived by Beal Homes with a number of years remaining on the NHBC build warranty.

The subject dwelling itself occupies a prominent corner plot position with tandem driveway providing ample parking provision, in turn leading to a single detached garage.

Gated access is provided to the walled rear garden area with patio terrace extending from the immediate building footprint. A laid to lawn grass section and offering excellent levels of privacy and seclusion throughout.

**SINGLE DETACHED GARAGE**  
With roller access door, personnel access door to side and full power and lighting.

**AGENTS NOTE**  
The property has been upgraded internally, and given the modern nature and attention to detail throughout comes recommended for further internal inspection.

**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 :**  
Stanford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

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

**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**

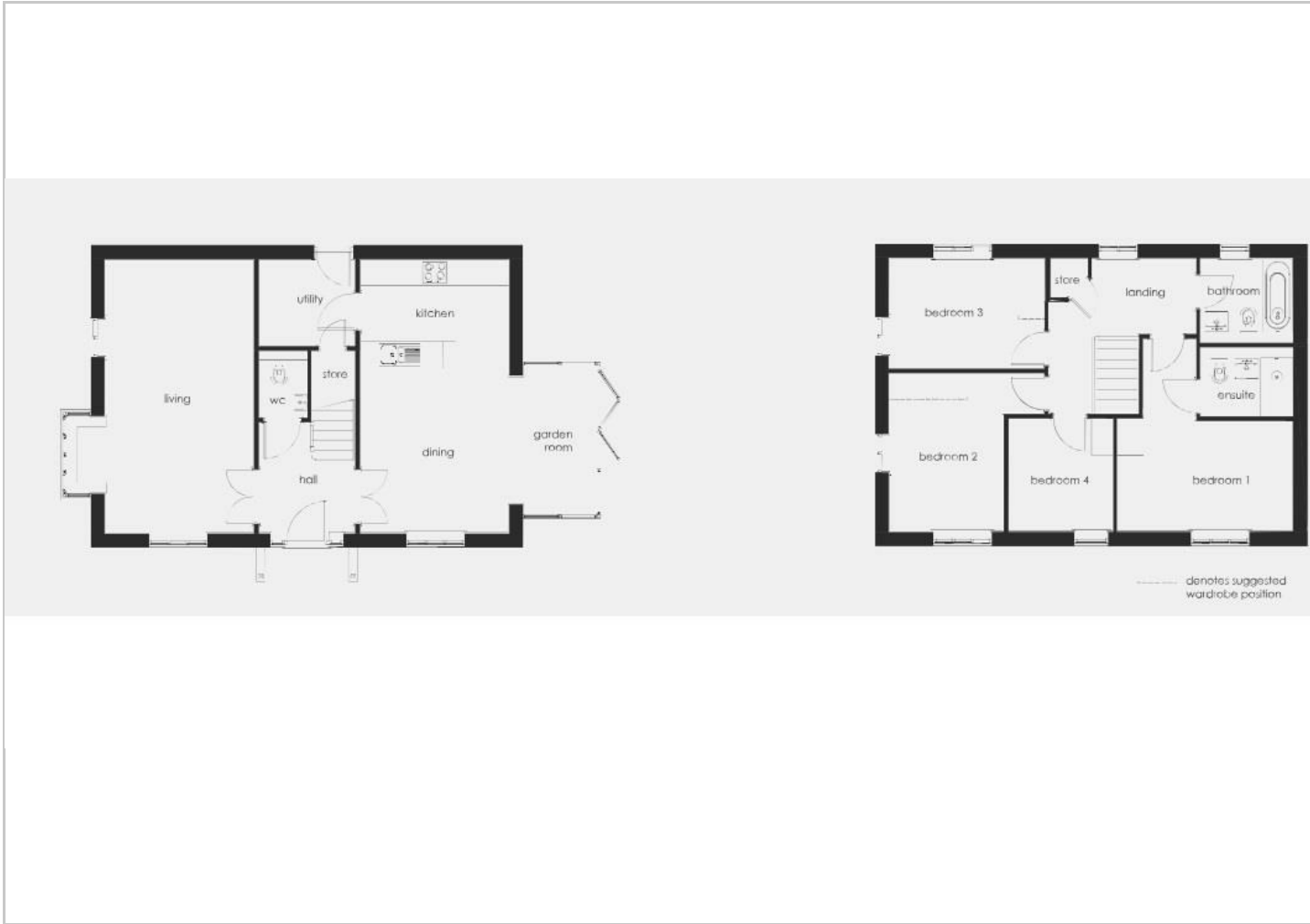
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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





## Floor Plans



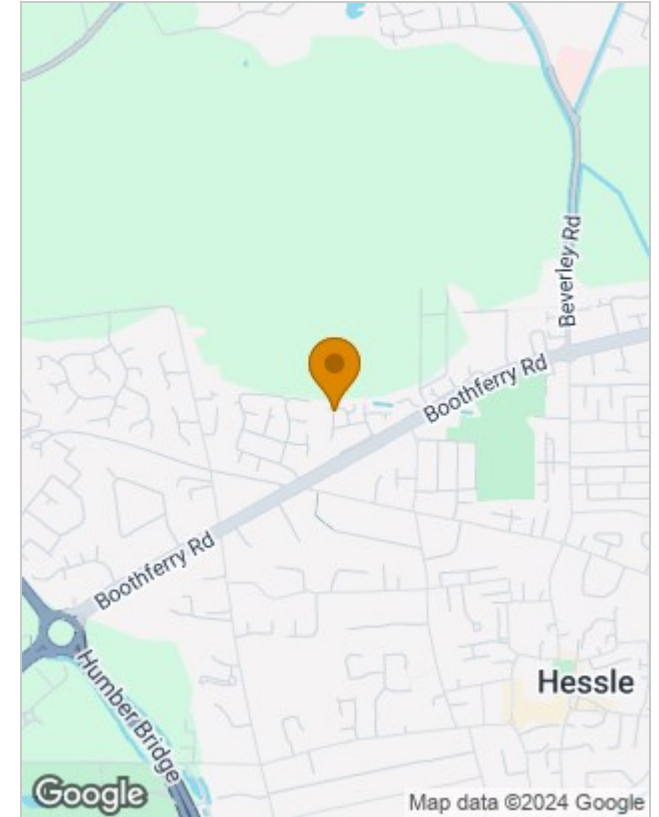
## Viewing

Please contact our Swanland 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.

2 West End, Swanland, HU14 3PE  
Tel: 01482 631133 Email: swansales@stanifords.com

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	