



Santolina Way, Kingston upon Hull  
Asking Price £264,500

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lovelle



## KEY FEATURES

- Superb Detached House
- Three Bedrooms, Master with En Suite
- Contemporary Family Bathroom
- Comfortable Lounge
- Superb Kitchen / Diner
- Conservatory
- Enclosed Garden, Garage & Off Road Parking
- Council Tax Band D
- Tenure Freehold
- Total Room Area 72 Square Metres
- EPC rating C



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## DESCRIPTION

Superb DETACHED HOUSE, enjoying the ever popular and highly convenient setting off Summergroves development on the outskirts of Hessele.

The beautifully presented accommodation includes:  
A welcoming HALLWAY, inviting you in to view this lovely home. There is a ground floor WC and a comfortable LOUNGE with feature fireplace.  
At the heart of this home is the fabulous DINING KITCHEN with adjoining CONSERVATORY with doors opening out to the rear GARDEN, creating a wonderful space for entertaining family & friends.

To the first floor are the THREE BEDROOMS, Master with contemporary EN SUITE shower room, TWO further bedrooms, and a modern FAMILY BATHROOM.

Outside there is an enclosed, family friendly rear garden, mainly laid to lawn with decked area, ideal for dining "al fresco" Gated access to the private DRIVEWAY and access to the GARAGE.

We anticipate high demand for this lovely family home.

DO NOT DELAY, CALL TO ARRANGE YOUR VIEWING TODAY!

## Location

Located off Summergroves Way, Hessele High Road opposite Pickering Park, with nearby primary and secondary schooling, local shops and a Sainsbury's Superstore. Within easy access of the town of Hessele, with its variety of shops and amenities, and the centre of Hull, having nearby public transportation and being conveniently located to the A63/M62 motorway link allowing for good road connections.





## PARTICULARS OF SALE

### Entrance & Hall

A contemporary composite front entrance security door opens into the light and airy hallway, welcoming you in to view this lovely home.

### Ground Floor W.C.

**1.43m x 1.33m**

with modern suite to include: low level W.C and vanity unit incorporating the wash basin with useful storage drawers below. Radiator, double glazed window and Oak effect laminate flooring.

### Lounge

**4.42m x 3.58m**

Tastefully styled, the comfortable lounge is light and airy with windows to front and rear elevation. Feature fireplace with inset living flame electric fire, two radiators and laminate flooring. A lovely room for the family to relax and unwind.

### Kitchen / Diner

**4.42m x 3.20m**

At the heart of this home is the fabulous kitchen/ diner adjoining the conservatory with doors opening to the rear garden, creating a wonderful space for entertaining family & friends. A range of modern fitted to units to base and walls with contrasting wood block effect work surface and tiled splashbacks. Built in fan oven, built in combi microwave, four ring gas hob with contemporary extractor unit above. Integrated dishwasher and washing machine with space for fridge freezer. Composite sink with drainer and mixer tap. Useful under stairs storage cupboard. Two radiators, double glazed window to front elevation, Oak effect laminate flooring and door into the conservatory.

### Garden Room/ Conservatory

**3.14m x 2.75m**

Part brick and upvc construction with tiled roof allowing this room to be used all year round. A lovely room to sit and enjoy the garden views.

### Bedroom One

**3.23m x 2.90m**

A sizeable double bedroom with built in wardrobes and useful storage cupboard. Double glazed window, radiator and Oak effect laminate flooring. A door opens to the En Suite.

### En Suite

**2.52m x 1.32m**

Recently fitted with contemporary tiling to walls and laminate flooring. Large walk in shower cubicle with glazed door. Low level W.C. and vanity unit incorporating the wash basin with useful storage cupboard below. Chrome towel heater and obscure double glazed window.

### Bedroom Two

**3.59m x 2.33m**

A further double bedroom with feature wall covering. Ample space for bedroom furniture. Double glazed window and radiator.

### Bedroom Three

**2.65m x 2.09m**

A single bedroom with space for bedroom furniture. Double glazed window and radiator.



### Family Bathroom

**2.31m x 1.49m**

Recently fitted with contemporary tiling to walls and laminate flooring. Three piece suite to include: panelled bath with overhead rain / hand held shower and glazed screen. Low level W.C. and vanity unit incorporating the wash basin with useful storage cupboard below. Chrome towel heater and obscure double glazed window.

### Garden

An enclosed rear garden, mainly laid to lawn with a decking area ideal for dining "al fresco" Decorative paving provides walkways taking you around the garden with gated access to the rear driveway and access to garage via personnel door. A lovely outdoor space for the family to enjoy.

### Garage & Driveway

A private driveway provides off road parking and access to the detached garage.

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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: D

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

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## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

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## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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## AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

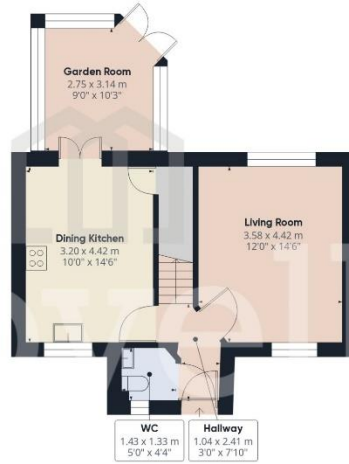
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0

**Approximate total area<sup>(1)</sup>**  
82.03 m<sup>2</sup>  
882.96 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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