

Whitakers

Estate Agents



52 Sunningdale Road, Hessle, HU13 9BW

£199,950

Whitakers Estate Agents are pleased to introduce this neatly presented and traditional semi-detached house which has been enhanced throughout to offer a comfortable and modern lifestyle throughout.

Internally, the accommodation briefly comprises : ground level entrance hall, bay fronted lounge, dining room with French doors opening to the rear garden and fitted kitchen; a fixed staircase ascends to the first floor which boasts two double bedrooms, a good third bedroom and a bathroom finished with a three-piece suite.

Externally to the front aspect there is a gravelled courtyard which accommodates off-street parking and a shared driveway leads to the detached garage and gated access to the back of the property.

The enclosed rear garden is mainly laid to lawn with gravelled borders and patio and wooden decking seating areas.

Taken together, the accommodation on offer is ideal for a growing family seeking a generously sized rear garden for their children to play in, and reside within the immediate catchment of highly regarded Hessle schools.

The accommodation comprises

Front external



Externally to the front aspect there is a gravelled courtyard which accommodates off-street parking and a shared driveway leads to the detached garage and gated access to the back of the property.

Ground floor

Entrance hall

UPVC double glazed entrance door with side windows, UPVC double glazed side window, central heating radiator, under stairs storage cupboard and laminate flooring. Leading to :

Lounge 12'9" x 10'9" (3.90 x 3.30)



UPVC double glazed bay window, central heating radiator, feature fireplace and carpeted flooring.

Dining area 12'9" x 16'8" (3.91 x 5.09)



UPVC double glazed French doors opening to the rear garden, UPVC double glazed side window, central heating radiator and laminate flooring.

Kitchen 9'11" x 8'9" (3.04 x 2.67)



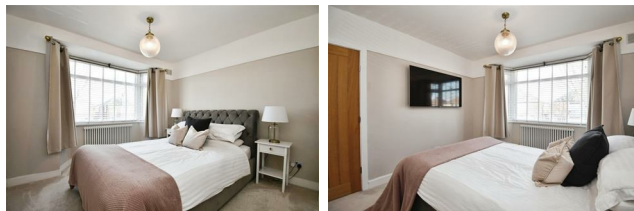
UPVC double glazed door opening to the rear garden, central heating radiator, tiled flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, integrated oven with hob and extractor hood above and integrated fridge-freezer.

First floor

Landing

With access to the loft hatch, UPVC double glazed window and carpeted flooring.

Bedroom one 12'11" x 10'5" (3.96 x 3.20)



UPVC double glazed bay window, central heating radiator and carpeted flooring.

Bedroom two 12'4" x 9'10" (3.78 x 3.01)



UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom three 9'2" x 6'6" (2.81 x 2.00)



UPVC double glazed window, central heating radiator and laminate flooring.

Bathroom



UPVC double glazed window, central heating radiator, fully tiled and furnished with a three-piece suite comprising panelled bath with mixer tap / shower and waterfall shower, pedestal sink with mixer tap and low flush W.C.

Rear external



The enclosed rear garden is mainly laid to lawn with gravelled borders and patio and wooden decking seating areas. The residence also benefits from having an outside tap.

Tenure

The property is held under Freehold tenureship

Council tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - HES337052000
Council Tax band - C

EPC rating

EPC rating - D

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 12 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

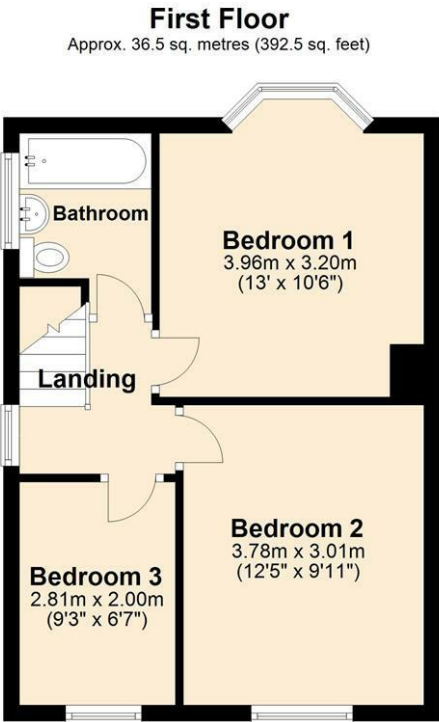
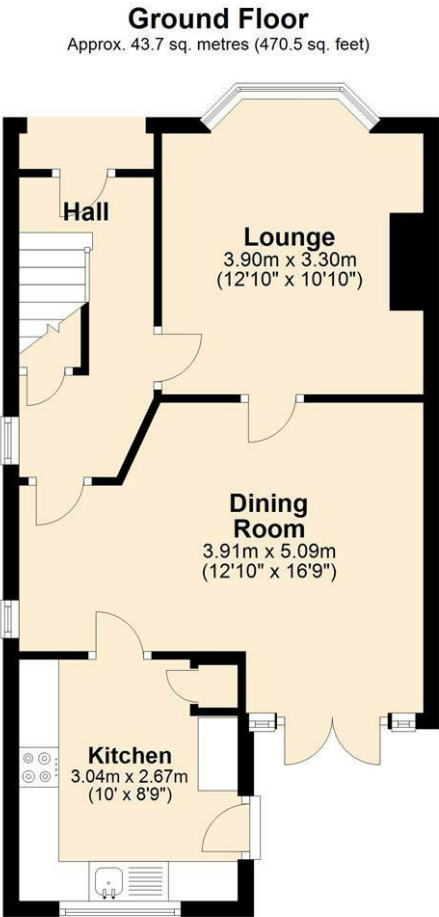
Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

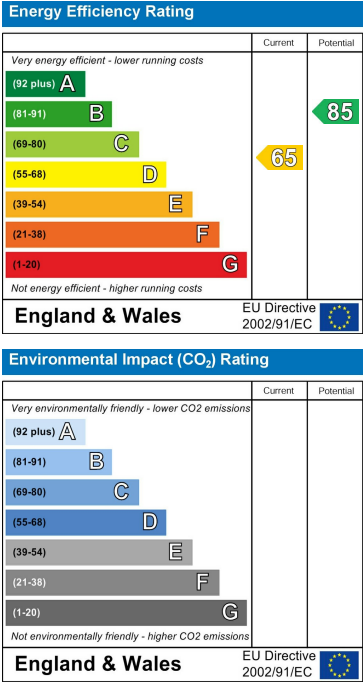


Total area: approx. 80.2 sq. metres (863.0 sq. feet)
Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.