

Whitakers

Estate Agents



4 Sandale Court, Hull, HU5 5DW

£125,000

This well presented three bed property is situated in a prime residential location, well placed to access a host of local amenities and benefits from good local schools close by making this an obvious choice for families looking to be in this ever popular location.

The main features include - lounge and a modern fitted kitchen / diner to the ground floor, the first floor boasts three good bedrooms (master fitted) along with the family bathroom suite.

Externally to the front of the property is a low maintenance front garden which is block paved for off street parking. The rear garden is enclosed to the boundary mainly laid to lawn with a paved patio seating area to enjoy the sun in the warmer months.

This modern well presented property ticks a lot of boxes, early viewings are advised.

Accommodation Comprises

Entrance

UPVC double glazed door.

Lounge 13'11 x 13' (4.24m x 3.96m)

UPVC double glazed door, two Economy 7 Electric heaters. electric fire with slate hearth and wooden surround.

Kitchen / Diner 13' x 10' (3.96m x 3.05m)

UPVC double glazed French doors, a range of base, drawer and walls units with work tops above and splash back tiles. Electric storage heater and under plinth heater. Integrated oven and hob with hood over and sink unit with mixer tap. Understairs storage and laminate flooring.

First Floor Landing

Loft hatch and storage unit.

Bedroom One 11' x 8' (3.35m x 2.44m)

UPVC double glazed window, fitted wardrobe and electric heater.

Bedroom Two 9' x 7' (2.74m x 2.13m)

UPVC double glazed window and electric heater.

Bedroom Three 7'10 x 6' (2.39m x 1.83m)

UPVC double glazed window and electric heater.

Bathroom

Panelled bath with electric shower, pedestal sink unit, low flush WC and tiled walls and floor.

Externally

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Tenure

The property is freehold.

Council Tax

Council Tax B.

Estate Fee

Please note there is a £18.00 per month charge applicable for the upkeep of the communal areas and the car parking areas.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 13 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Additional products and services

Whitakers 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.

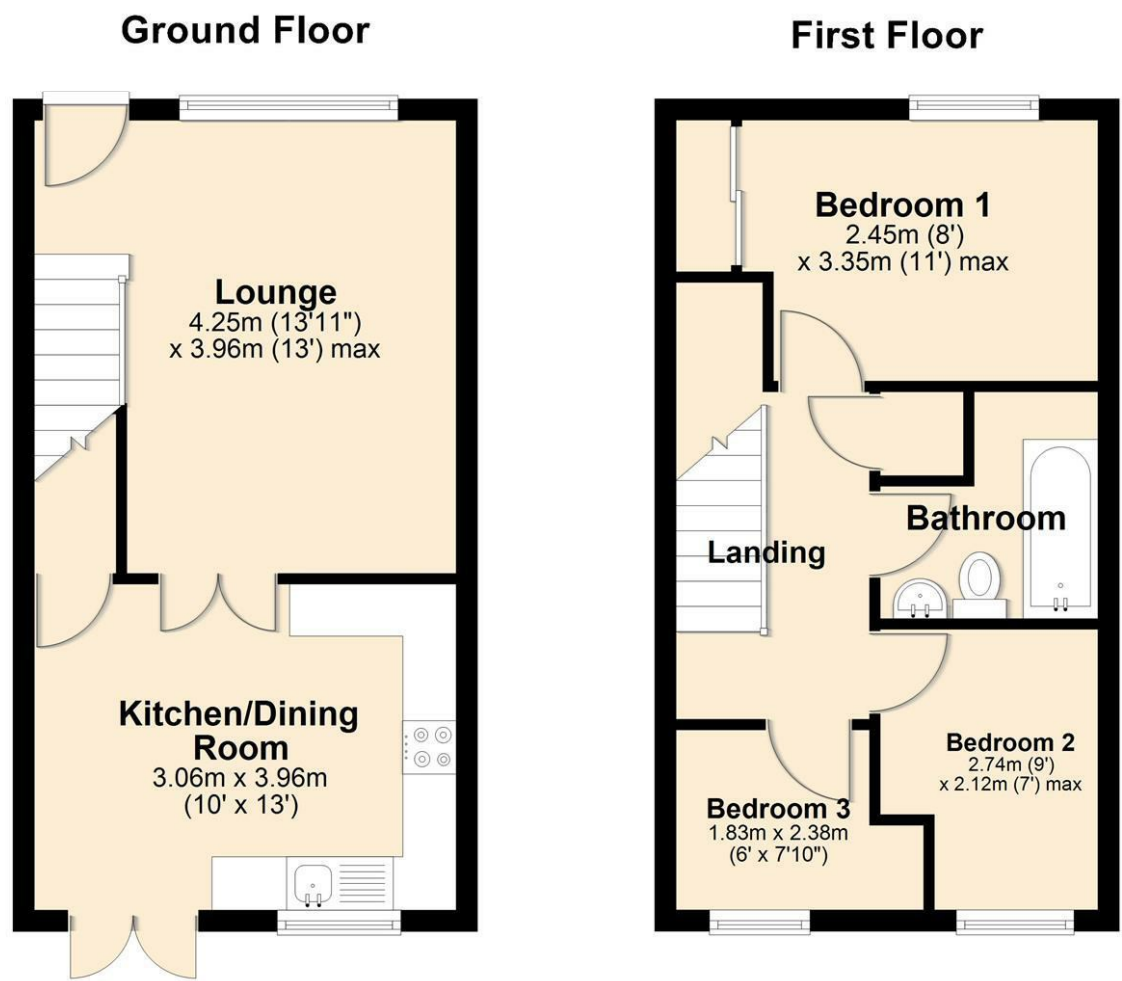
Disclaimer

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.

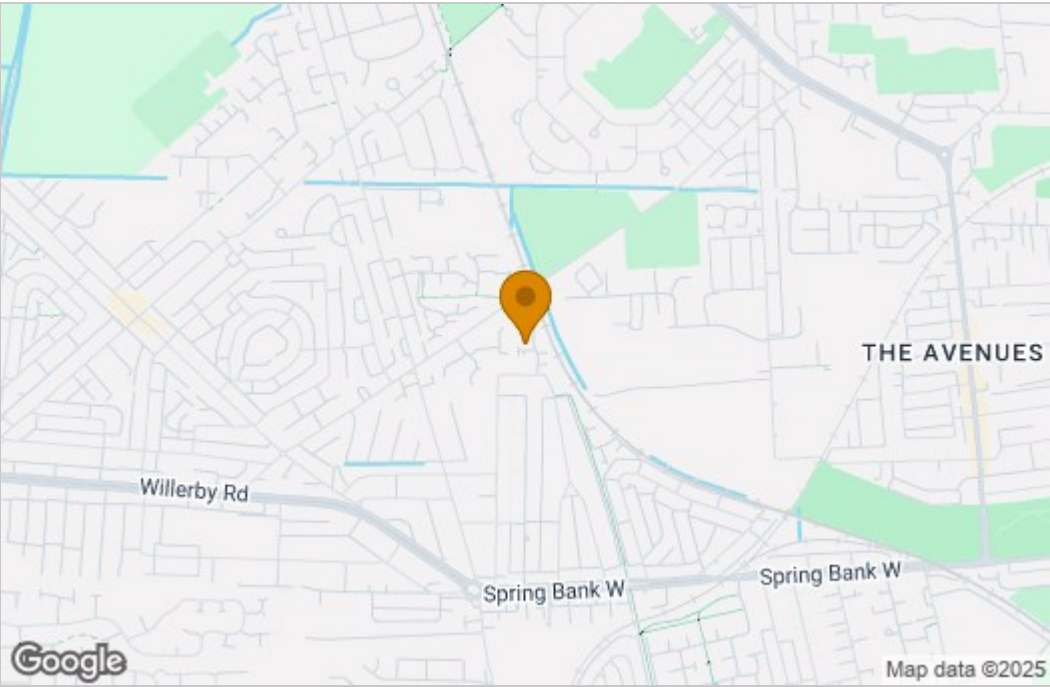
Sales valuations

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.

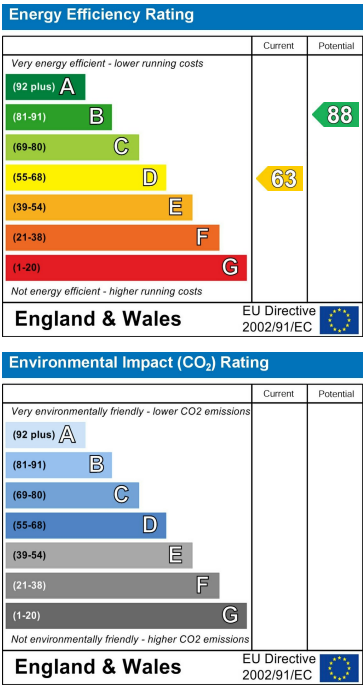
Floor Plan



Area Map



Energy Efficiency Graph



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