

Whitakers

Estate Agents



29 Sandmoor Close, Hull, HU8 9EB

Offers Over £180,000

Whitakers are delighted to offer this extremely well presented 3 bedroom detached family home to the market!

Situated on a quiet cul-de-sac off ever popular Western Gales Way, well positioned for highly regarded schools and local amenities, the property offers spacious family accommodation in "move in" condition!

Being ideal for growing families and first time buyers alike, the property briefly comprises; entrance hallway, downstairs cloakroom, spacious lounge and dining kitchen to the ground floor whilst to the first floor there are 3 generously sized bedrooms, the master being en-suite together with a family bathroom.

Also benefitting from front and rear gardens and side driveway providing off road parking together with gas central heating and UPVC double glazing, internal viewing is highly recommended!

The accommodation comprises

Entrance Hallway

Composite door into welcoming entrance hallway with laminate flooring, central heating radiator and door into...

Downstairs cloakroom

With laminate flooring, low flush wc, vanity hand wash basin and central heating radiator with obscured glazed UPVC window front aspect.

Lounge 17'9 x 14'7 (5.41m x 4.45m)



Spacious lounge with UPVC window to front aspect. Feature fireplace with inset fire, laminate flooring, central heating radiators and door to stairs up to first floor.

Dining kitchen 9'4 x 14'7 (2.84m x 4.45m)



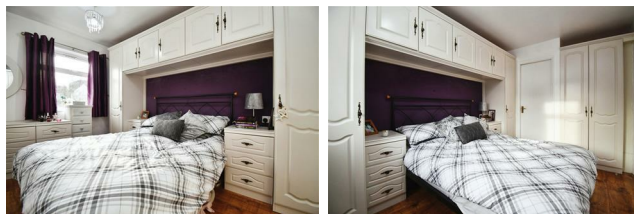
Modern kitchen with a range of contemporary white wall and base units, contrasting work surfaces and tiled splash-backs. Four ring gas hob with electric oven below and extractor over and ceramic 1 1/4 bowl sink/drainers with mixer taps over. Plumbing for under counter automatic washing machine and drier, space for free standing fridge/freezer, under stair storage cupboard, space for family dining table together with UPVC window and French doors to rear garden.

First Floor Landing



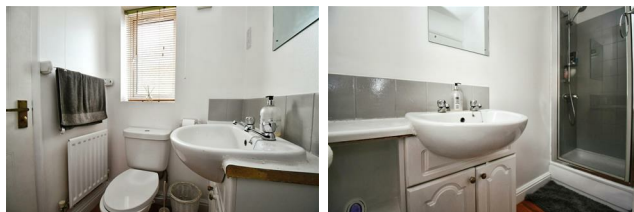
Door from lounge leads to stairs rising to first floor landing with carpeted flooring, UPVC window to side aspect and loft access hatch.

Bedroom One 11'6 x 8'7 (3.51m x 2.62m)



With a range of fitted furniture, carpeted flooring, central heating radiator, UPVC window to front aspect and door into.....

En-suite 8'6 x 4'6 max (2.59m x 1.37m max)



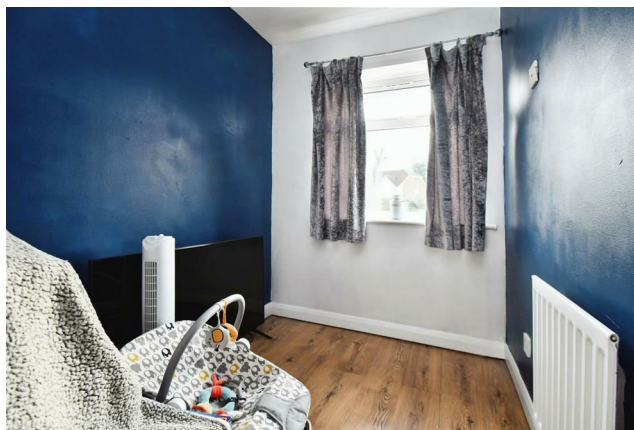
Single tiled shower cubicle with mains shower, low flush wc and vanity hand wash basin, central heating radiator, part tiled walls and UPVC window to side aspect

Bedroom Two 10'10 x 8'10 (3.30m x 2.69m)



With laminate flooring, central heating radiator and UPVC window to rear aspect

Bedroom Three 8'5 x 5'10 (2.57m x 1.78m)



With laminate flooring, central heating radiator and UPVC window to front aspect.

Bathroom 6'2 x 5'6 (1.88m x 1.68m)



Panel bath with hand held mixer shower, low flush wc and, vanity sink unit. tiled walls, central heating radiator, extractor fan and UPVC window to rear aspect.

Outside



To the front of the property is an open plan garden and a dedicated side driveway providing ample off-street parking. The well proportioned enclosed rear garden is laid mainly to lawn with decked seating area and bespoke bar providing an ideal outdoor entertaining space. There is an additional storage shed, fencing to perimeters and gate access to front.

Tenure

The property is Freehold

Council Tax

Council Tax band D

Kingston upon Hull City Council

EPC

Awaited

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 sales 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.

Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 7 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

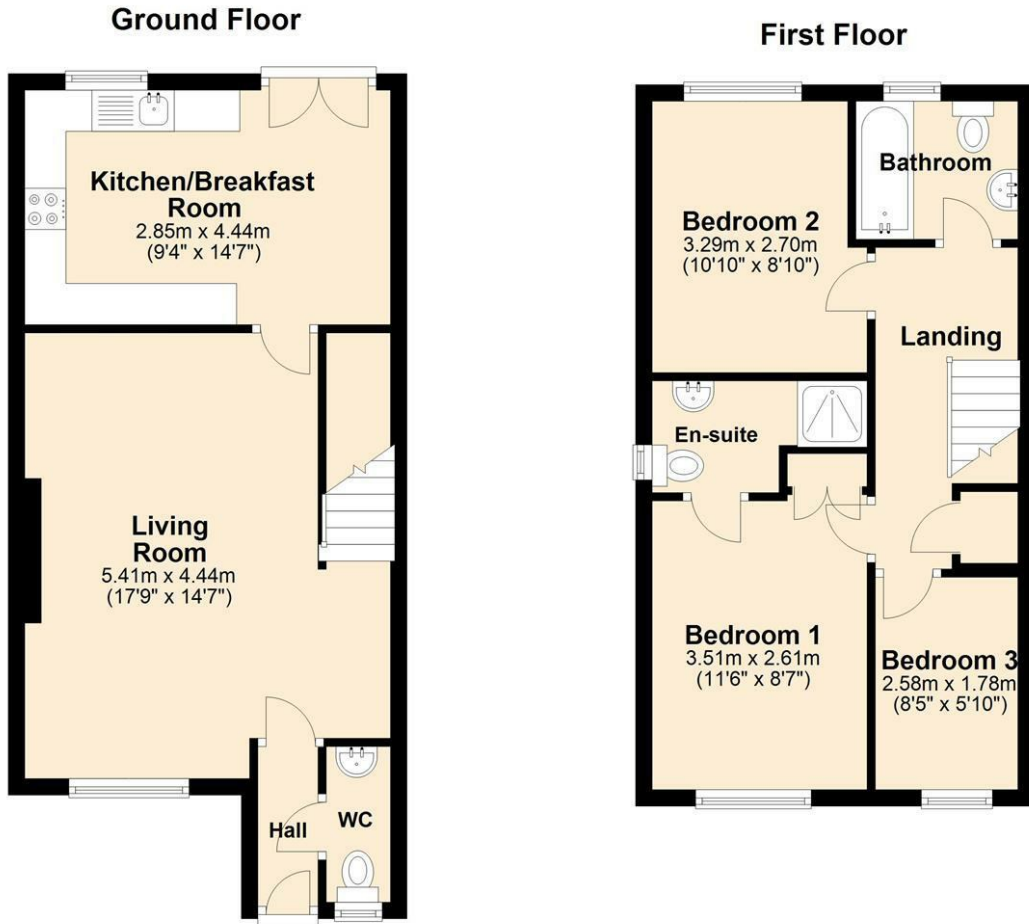
Coalfield or Mining Area - No

Planning - Whilst there are planning applications in the area, non are specific to the property

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

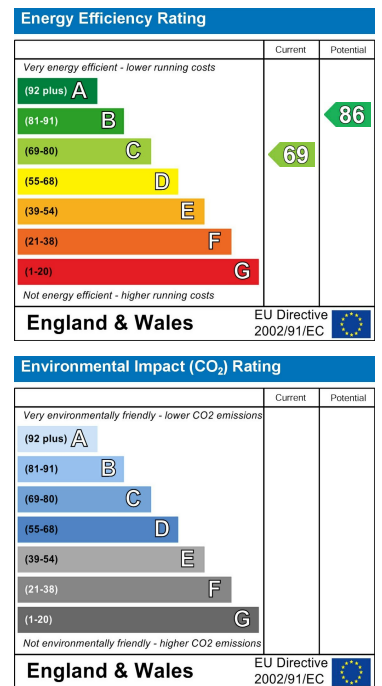


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.