

Whitakers

Estate Agents



10 Sandmoor Close, Hull, HU8 9EB

Offers Around £349,950

Whitakers are delighted to bring this outstanding 4 bedroom Executive Detached home to the market.

Occupying one of the most sought after positions on the ever popular Westerngails development off Saltshouse Road, the property has been lovingly improved and maintained by the current owners to the highest standard to create an amazing family home in "move-in" condition, whilst the stunning split level side and rear gardens are simply made for family entertaining and al-fresco dining!

Ideally situated at the end of a quiet cul-de-sac, the property briefly comprises; entrance porch, entrance hallway, spacious lounge, stunning fitted kitchen, separate dining room, utility room and downstairs cloakroom to the ground floor whilst there are 4 double bedrooms, the master having a recently refurbished en-suite together with a luxurious family bathroom to the first floor.

Having the additional benefit of standing on possibly the largest plot on the development, the property also features off road parking for multiple vehicles together with a detached double garage as well as the amazing side and rear gardens which really do need to be seen to be fully appreciated!

Also benefiting from full gas central heating and UPVC double glazing throughout, the property really does need to be viewed to fully appreciate the standard of accommodation on offer!

The Accommodation Comprises

Front Porch



UPVC door into entrance porch with split tile walls, central heating radiator and door into....

Entrance Hallway



With Karndean flooring, central heating radiator, stairs to first floor landing and door into....

Lounge 13'4 x 16'11 (4.06m x 5.16m)



Continuation of Karndean flooring, UPVC front bay window, side UPVC window, central heating radiator and fireplace with living flame gas fire.

Kitchen 9'2 x 20'6 (2.79m x 6.25m)



Luxury fitted kitchen with a range of fitted wall, base and tower units, contrasting work surfaces and feature brick slips to one wall. Ceramic sink with mixer taps, integrated dish-washer, space for range cooker with extractor fan over and space for American Fridge/Freezer. Continuation of Karndean flooring, heated plinths below units, UPVC window and French doors to rear garden.

Dining Room 17'4 x 8'4 (5.28m x 2.54m)



With seated UPVC bay window to front aspect, Karndean flooring, built in storage cupboards and central heating radiator.

Utility Room 5' x 4'10 (1.52m x 1.47m)



Plumbing for under counter washing machine and drier, Karndean flooring, brick slips to two walls, enclosed combi boiler, central heating radiator and UPVC door to rear garden with interior door into....

Downstairs Cloakroom 4' x 4'10 (1.22m x 1.47m)



With low flush wc, vanity hand wash basin, heated chrome towel rail, tiling to walls and flooring and UPVC window to side aspect.

First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring and loft access hatch.

Bedroom One 11'6 x 13'4 (3.51m x 4.06m)



With carpeted flooring, UPVC window, storage cupboard, central heating radiator and door to en-suite.

En-suite 5'2 x 5'9 (1.57m x 1.75m)



Newly fitted en-suite comprising panelled shower cubicle with mains shower, low flush wc and vanity hand wash basin. Chrome heated towel rail, panelled and tiled walls, vinyl flooring and UPVC window to front aspect.

Bedroom Two 13'7 x 8'10 (4.14m x 2.69m)



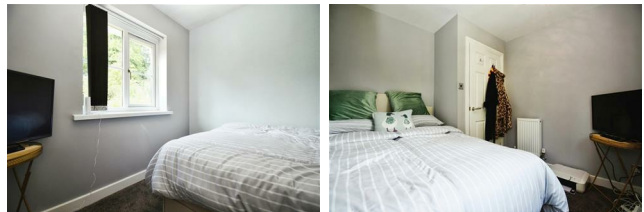
UPVC windows to front and side aspects, carpeted flooring, fitted wardrobes and central heating radiator.

Bedroom Three 10'4 x 11'4 (3.15m x 3.45m)



UPVC window to rear aspect, carpeted flooring, fitted wardrobes and central heating radiator.

Bedroom Four 8'10 x 8'9 max (2.69m x 2.67m max)



UPVC window to rear aspect, carpeted flooring and central heating radiator.

Family Bathroom 6'2 x 6'10 (1.88m x 2.08m)



Amazing Family bathroom comprising shaped bath with mains dual head shower and fitted shower screen, low flush wc and vanity hand wash basin. Heated chrome towel rail, tiled walls, vinyl flooring, extractor fan and UPVC window to rear aspect.

Outside



The crowning glory of this amazing family home is the outdoor space! Situated at the end of a cul-de-sac, to the front of the property there is a charming rockery area and parking for multiple

vehicles leading to the detached double garage. Side gated access leads to the stunning rear and side garden, arranged over two levels with expansive patio areas and multiple electric points, perfect for outdoor entertaining and dining whilst steps lead up to the raised lawned areas and mature borders with a stunning array of plants trees and shrubs which together with perimeter fencing give a great degree of privacy, the addition of remote control lighting simply adds to the ambience!

Garage



The detached double garage features a remote control roller door to the front, full electric supply and an internal door into the garden.

Tenure

The property is Freehold

Council Tax

Kingston upon Hull City Council
Council Tax band D

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 - No Risk

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

Broadband - Basic 7 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

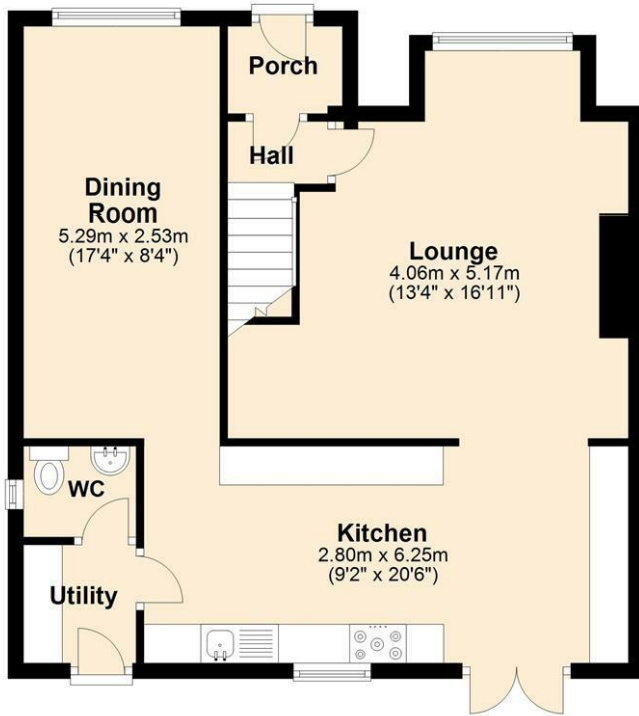
Planning - Non specific to the property

Whitakers Estate Agent Declaration:

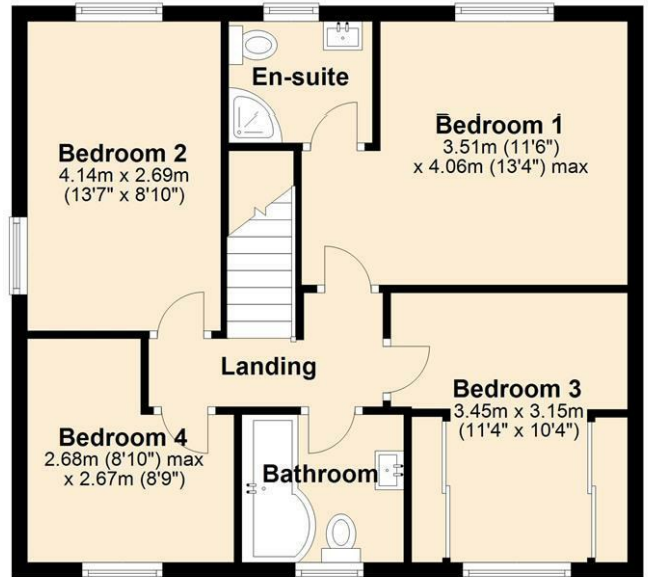
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Floor Plan

Ground Floor



First Floor

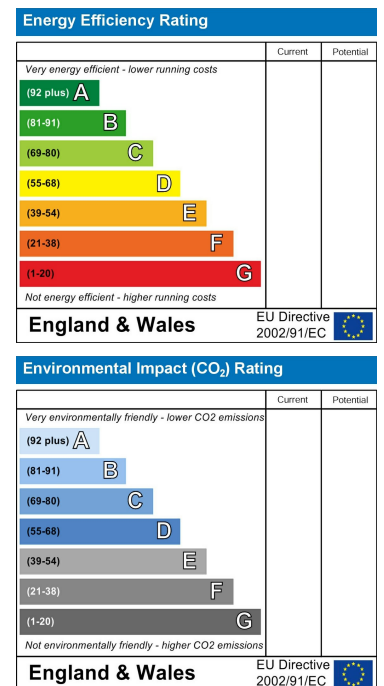


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.