



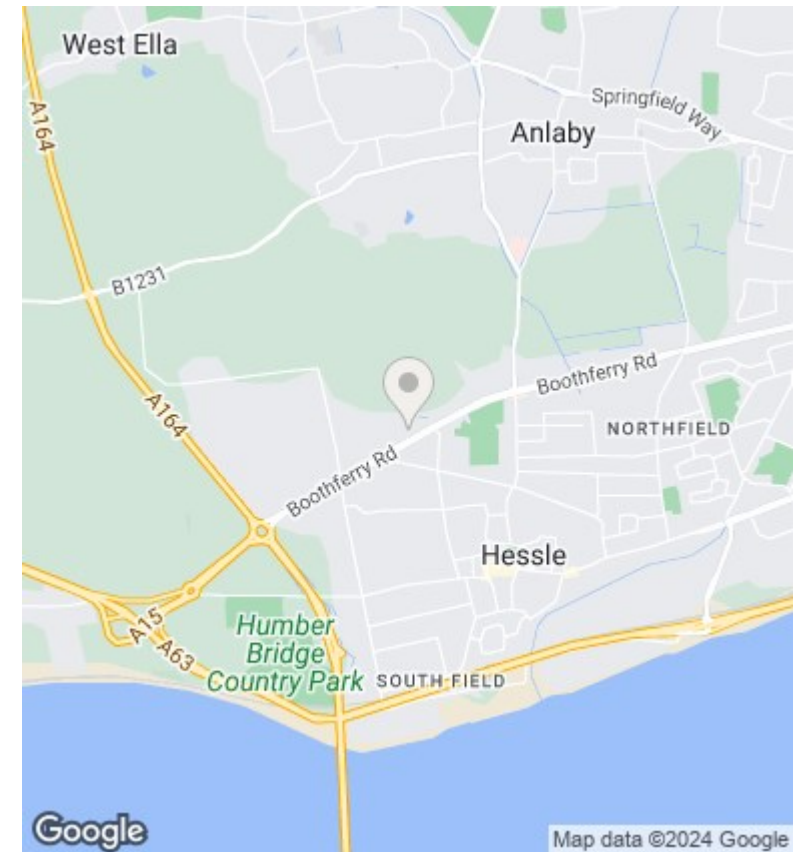
## 3 Sanderson Drive, Hessle, HU13 0FZ

£330,000

- Modern Detached Bungalow
- En-suite to Master
- Driveway Parking
- EPC rating B
- Kitchen Diner with Integral Appliances
- Contemporary Shower Room
- No Onward Chain
- Lounge with Bi-Folds to the rear
- Enclosed Rear Garden
- Ready to Move Into



Total area: approx. 95.8 sq. metres (1031.4 sq. feet)



## Directions

## Viewings

Viewings by arrangement only.  
Call 01482307007 to make an appointment.

## Council Tax Band

A

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	