



**Sunningdale Road, Hessle HU13 9BN**

**Welcome to**

**Sunningdale Road, Hesse**

GUIDE PRICE £250,000 - £260,000

Detached Home In Hesse with - Entrance Hall, Ground Floor Cloakroom, Lounge/Diner, Storage Room, Fitted Kitchen, 3 Bedrooms, Shower Room, Gardens & Off Street Parking! Book your viewing today!



## Entrance Hall

With double glazed door to the front, understairs cupboard, radiator and stairs to the First Floor.

## Cloakroom

With double glazed window to the side, low level wc and wash hand basin.

## Lounge/ Diner

10' 9" narrowing to 9' 4" x 29' 3" into bay ( 3.28m narrowing to 2.84m x 8.92m )

With double glazed bay window to the front, newly fitted feature multi fuel burner, wall and bay light points, television point, coving to the ceiling and double glazed french style doors leading to the Rear Garden.

## Kitchen

13' 6" x 7' 4" ( 4.11m x 2.24m )

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, induction hob, cooker-hood, plumbing for an automatic washing machine, plumbing for a dishwasher, newly fitted central heating boiler, double glazed window to the side and double glazed door to the rear.

## Storage Room

16' 3" x 8' ( 4.95m x 2.44m )

With double glazed windows to the front and rear and double glazed door to the rear.

## First Floor

### Landing

With double glazed window to the side and loft access.

### Bedroom 1

9' to front of wardrobes x 15' 7" into bay ( 2.74m to front of wardrobes x 4.75m into bay )

With double glazed bay window to the front, radiator and fitted wardrobes.

### Bedroom 2

12' 9" x 9' 2" ( 3.89m x 2.79m )

With double glazed window to the rear, radiator, coving to the ceiling and built in cupboard housing water tank.

### Bedroom 3

9' 3" into access x 6' 4" ( 2.82m into access x 1.93m )

With double glazed window to the front, radiator and coving to the ceiling.

### Shower Room

Shower Room with shower cubicle, low level wc, wash hand basin, bidet, wall light points, towel style radiator and double glazed window to the rear.

## Outside

### Front Garden

With wrought iron fencing and gates, trees/shrubs, car port and driveway providing off street parking.

### Rear Garden

With artificial lawned area, paved patio area, lawned area, mature trees, wall, pond, shrubs, side access gate and timber fencing.



**view this property online** [williamhbrown.co.uk/Property/WBY110051](http://williamhbrown.co.uk/Property/WBY110051)



## Welcome to

### Sunningdale Road, Hesse

- GUIDE PRICE £250,000 - £260,000
- Detached 3 Bedroom Home In Hesse
- Through Lounge/Diner
- Family Shower Room & Ground Floor Cloakroom
- Storage Room & Off Street Parking

Tenure: Freehold EPC Rating: B

guide price

**£250,000 - £260,000**

### Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBY110051](http://williamhbrown.co.uk/Property/WBY110051)



Property Ref:  
WBY110051 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01482 653111**



[Willerby@williamhbrown.co.uk](mailto:Willerby@williamhbrown.co.uk)



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



[williamhbrown.co.uk](http://williamhbrown.co.uk)