



Sunningdale Road, HESSLE HU13 9BW

Welcome to

Sunningdale Road, HESSLE

Lovely, Spacious Home In Hessele with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Conservatory, Utility Room, 3 Bedrooms & Loft Space, Family Bathroom & Ground Floor Cloakroom, Gardens, Off Street Parking & Garage! Book your viewing now!



Entrance Hall

With double glazed door to the front, storage cupboard, radiator, coving to the ceiling and stairs to the First Floor.

Cloakroom

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

Lounge

13' 5" into bay x 10' 7" max (4.09m into bay x 3.23m max)
With double glazed bay window to the front, gas fire with brick surround, built in cupboard, 2 radiators, television point and coving to the ceiling.

Dining Room

10' 3" x 13' 3" narrowing to 7' (3.12m x 4.04m narrowing to 2.13m)
With double glazed french style doors to the rear, radiator, wall light points and coving to the ceiling.

Kitchen

8' 7" x 12' 7" (2.62m x 3.84m)
Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, breakfast bar, gas hob, electric oven, cooker-hood, space for a fridge freezer, plumbing for a dishwasher, central heating boiler housed in cupboard and double glazed windows to the side and rear.

Conservatory

13' x 7' 4" (3.96m x 2.24m)
With double glazed windows to the side and rear, wall light points and double glazed french style doors leading to the Rear Garden.

Utility Room

6' 2" x 7' 9" (1.88m x 2.36m)
With work surfaces, Belfast sink, plumbing for an automatic washing machine, space for a tumble dryer, double glazed windows to the side and rear and double glazed door to the rear.

First Floor

Landing

With double glazed window to the side.

Bedroom 1

13' 5" to rear of wardrobes x 12' into bay (4.09m to rear of wardrobes x 3.66m into bay)
With double glazed bay window to the front, radiator, television point, panic alarm, fitted wardrobes and coving to the ceiling.

Bedroom 2

10' max x 12' 6" (3.05m max x 3.81m)
With double glazed window to the rear, storage cupboard, radiator and stairs to the Loft Space.

Bedroom 3

7' 4" x 8' 3" into bay (2.24m x 2.51m into bay)
With double glazed bay window to the side, radiator and coving to the ceiling.

Bathroom

Bathroom with bath with mains shower over, low level wc, wash hand basin, built in storage cupboard, 2 extractor fans, radiator, coving to the ceiling and double glazed window to the side.

Loft Space

8' 9" x 9' (2.67m x 2.74m)
With double glazed window to the rear and 2 skylight windows.

Outside

Front Garden

With wrought iron gates, hedging to the front and sides and a driveway providing off street parking.

Rear Garden

With block paved patio area, hedging, trees, 2 sheds, fenced surround, pond and outdoor electrics.

Garage

18' x 8' 6" (5.49m x 2.59m)
With power and light and alarm, window to the side, side access door and electronic door.



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Welcome to

Sunningdale Road, HESSLE

- Lovely Semi-Detached Home In Hessele
- 3 Bedrooms & Loft Space
- Family Bathroom & Ground Floor Cloakroom
- Open Plan Lounge & Dining Room
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: D

£240,000



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

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Property Ref:
WBY110031 - 0004

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.

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