

Whitakers

Estate Agents



9 Sandale Close, Hull, HU5 5DW

£135,000

No Onward Chain!

This well presented three bed property is offered to the market with no onward chain, situated in a sought after modern development, ideal as a first step onto the ladder or should also work for families looking to be in this ever popular location.

The main features include - spacious lounge, dining room with access to the garden and fitted kitchen. The first floor boasts three good bedrooms along with family bathroom suite.

Externally to the front is a small low maintenance garden, the rear garden is enclosed to the boundary and mainly laid to lawn. With residents parking beyond.

This property really ticks all the boxes in terms of size, location and condition, early viewings are advised.

Accommodation Comprises

Entrance

UPVC double glazed door and side windows.

Lounge 14'1 x 13'7 (4.29m x 4.14m)



UPVC double glazed window, laminate flooring, electric heater and stairs leading to the first floor.

Kitchen Diner 10'4 x 6'2 (3.15m x 1.88m)



UPVC double glazed window, a range of base, wall and drawer units with work tops above and splash back tiles. Integrated oven and hob with extractor hood over and sink unit with mixer tap.

Dining area 10'5 x 7'3 (3.18m x 2.21m)

UPVC double glazed French doors, laminate flooring and laminate flooring.

Landing

Storage cupboard, loft hatch and electric metre.

Bedroom One 8'5 x 13'7 (2.57m x 4.14m)



UPVC double glazed window and electric heater.

Bedroom Two 9'5 x 7'3 (2.87m x 2.21m)



UPVC double glazed window and electric heater.

Bedroom Three 6'6 x 7'9 (1.98m x 2.36m)



UPVC double glazed window and electric heater.

Bathroom



UPVC double glazed window, panelled bath, low flush WC, pedestal sink unit and electric shower. Partially tiled walls.

Externally



Externally to the front is a small low maintenance

garden, the rear garden is enclosed to the boundary and mainly laid to lawn. With residents parking beyond.

Tenure

The property is freehold.

Council Tax Band

Council Tax Band B.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 13Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Additional products and services

Whitakers 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.

Disclaimer

Services, fittings & equipment referred to in these sale 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.

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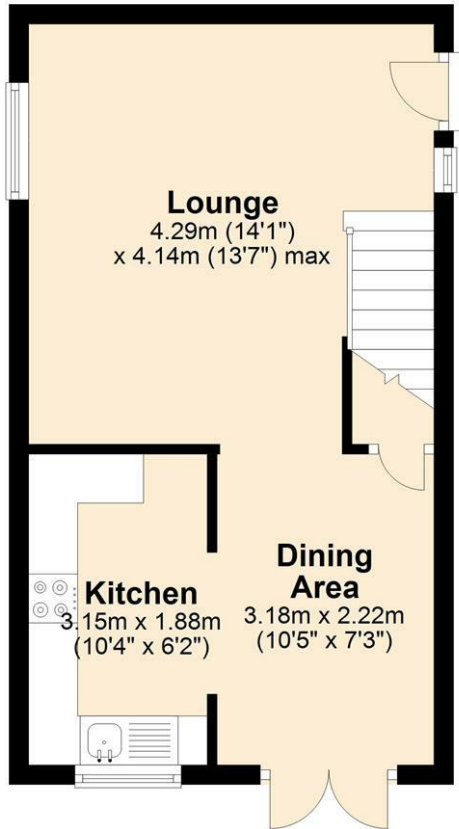
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Sales valuations

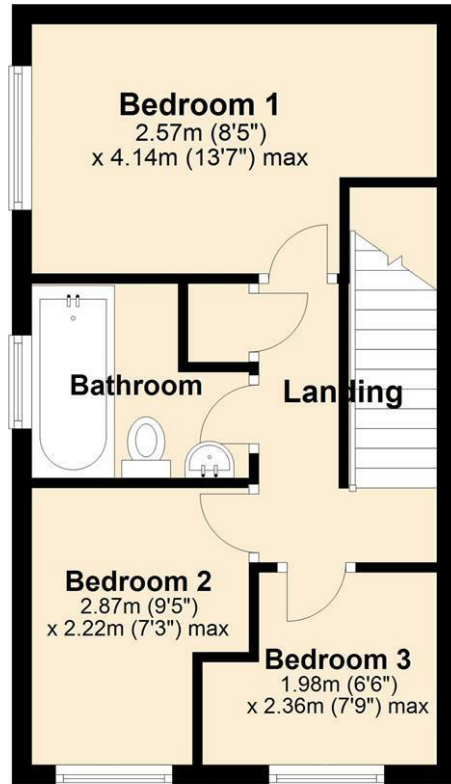
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

Ground Floor

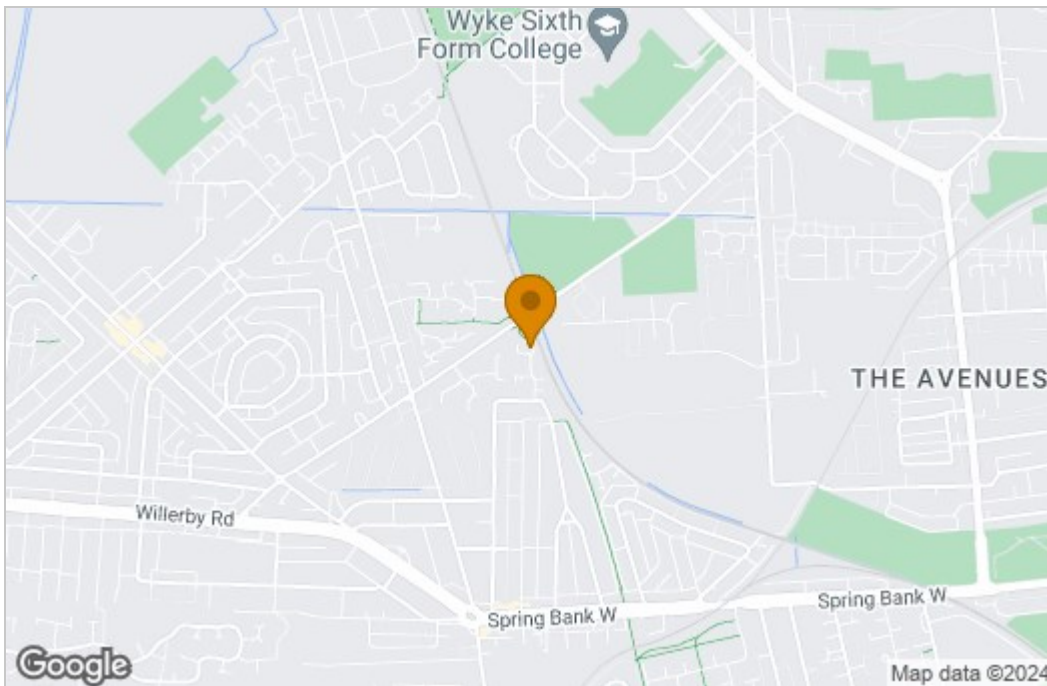


First Floor

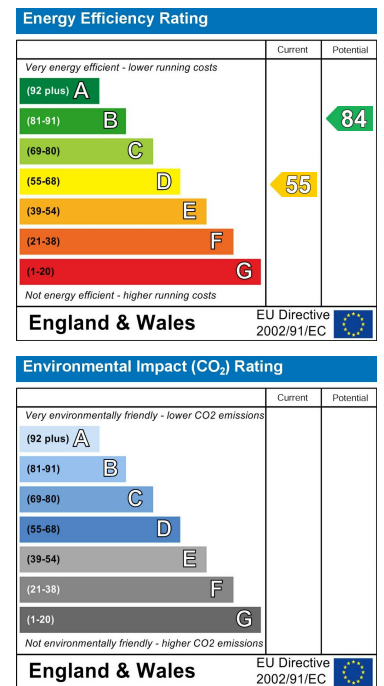


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.