



Sandringham Street, Hull, HU3 6EB

This is a perfect opportunity to acquire a generously proportioned traditional property, which is perfectly placed for all amenities. Whilst the property would benefit from a degree of updating, there is great potential to create a lovely family home or investment property. The generously proportioned property is arranged to 2 floors and briefly comprises of an entrance hall, dual aspect through lounge with a dining area, breakfast room, kitchen and GF WC. To the first floor, there are 3 bedrooms and a family bathroom. Outside to the rear is a lawned garden. Additionally, the property further benefits from a gas central heating system double glazing.

Key Features

SPACIOUS PROPERTY

3 BEDROOMS

FF FAMILY BATHROOM & GF WC

GAS CENTRAL HEATING SYSTEM

DOUBLE GLAZING

Location

Sandringham Street is ideally located for all amenities, much needed for day-to-day living. The area is also well served with busy local shopping centres and retail parks, with many High street stores and supermarkets to choose from. Regular public transport links create easy access to the city centre including the Paragon road and rail interchange. The Hull Royal Infirmary is just minutes away from the property. There are also reputable schools nearby for those with a growing family. For those wishing to spend leisure time, nights out with friends and family, there are many public houses and restaurants to choose from. Other amenities include a post office, library and a health centre. Also, easy access to the MKM Stadium.

Property Description

Ground Floor

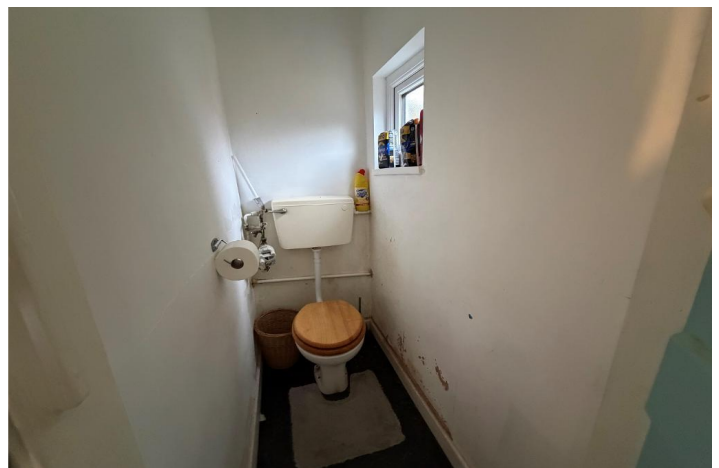
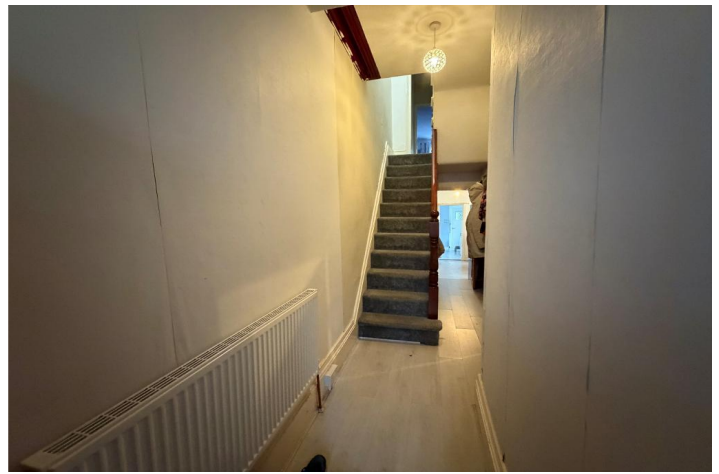
Entrance - Double glazed front entrance door with overhead screen window leads through to the entrance hall.

Entrance Hall - Spindle staircase off to the first floor.
Coving.
Radiator.
Laminate flooring.

Through Lounge/Dining Area - 27' 3" x 11' 5" (8.33m x 3.48m) Extremes to extremes.
Dual aspect.
Double glazed window with aspect over the front forecourt area.
A further double glazed window with aspect over the rear garden area.
Radiator.

Breakfast Room - 11' 4" x 10' 8" (3.46m x 3.27m) Extremes to extremes.
Double glazed bay window with aspect over the rear courtyard area.
Fireplace with marble effect back and hearth housing a coal effect electric fire.
Under stairs storage cupboard.
Radiator.
Laminate flooring.

Kitchen - 11' 8" x 8' 3" (3.56m x 2.52m) Extremes to extremes.
Double glazed window with aspect over the rear courtyard area.



Range of base, drawer and wall mounted units with chrome effect handle detail.

Roll edged aminate work surface housing a 1&1/2 bowl single drainer sink unit with a mixer tap over with a tiled splash back surround.

Plumbing for automatic washing machine.

Space for cooker.

Plumbing for dishwasher.

Space for tumble dryer.

Radiator.

Laminate flooring.

GF WC - Low flush W.C.

Double glazed opaque window.

Rear Entrance Lobby - Built in secure storage area.

Double glazed stable style rear entrance door.

Double glazed opaque window.

First Floor

Landing - Split level.

Spindle rail enclosure.

Built in wardrobe with overhead storage unit.

Glazed skylight window.

Bedroom One - 13' 10" x 12' 0" (4.24m x 3.67m) Extreme to extremes.

Double glazed windows with aspect over the front forecourt area.

Built-in single storage cupboard.

High level picture rail.

Cornice.

Radiator.

Bedroom Two - 12' 3" x 8' 7" (3.74m x 2.62m) Extremes to extremes plus recess.

Double glazed window with aspect over the rear garden area.

Built-in single storage cupboard.

High level picture rail.

Radiator.

Bedroom Three - 13' 5" x 8' 3" (4.09m x 2.54m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

High level picture rail.

Radiator.

Bathroom - White 3-piece suite comprising of a paneled corner bath which is seated, pedestal wash hand basin and low flush W.C.

Double glazed opaque window.

Radiator.

Exterior



Rear Garden - Outside to the rear the garden is mainly laid to lawn with a high level evergreen hedge screening to one of the perimeters.
Timber perimeter fence with a high level timber access gate to the rear.

Council tax band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017: 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 will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

