



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **6 Sanderson Close, Hull, HU5 3DE**

### **£195,000**

Offered with no forward chain, Symonds and Greenham are delighted to present this well maintained three bedroom terraced home on Sanderson Close, a quiet and popular residential development built in 2009, perfectly positioned in the heart of the highly sought after HU5 Avenues area. Ideally located close to an array of local amenities, well regarded schools and excellent transport links, this property is perfectly suited to first time buyers or small families alike.

Offering modern, comfortable living throughout, the home benefits from two bathrooms, coveted off street parking for two vehicles and quality finishes including Karndean flooring and tilt and turn windows to the first floor.

The accommodation briefly comprises a welcoming entrance hall, a bright and spacious living room with bay window, a lovely dining area flowing seamlessly into the kitchen, a conservatory overlooking the rear garden and a convenient ground floor WC. To the first floor are three good sized bedrooms, including a primary bedroom with en suite shower room, and a spacious family bathroom.

Externally, the property enjoys a west facing rear garden, ideal for afternoon and evening sun, while to the front there is allocated off street parking for two vehicles.

This is a superb opportunity to acquire a stylish and practical home in one of HU5's most desirable residential settings.

**BOOK YOUR VIEWING NOW!**

### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

### **DOUBLE GLAZING**

The property has the benefit of double glazing.

### **TENURE**

Symonds + Greenham have been informed that this property is Freehold.

### **COUNCIL TAX BAND**

Symonds + Greenham have been informed that this property is in Council Tax Band B.

### **DISCLAIMER**

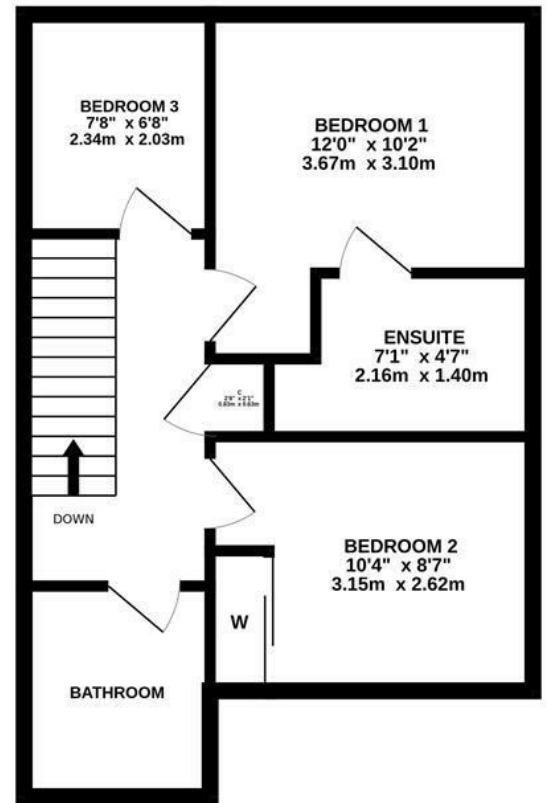
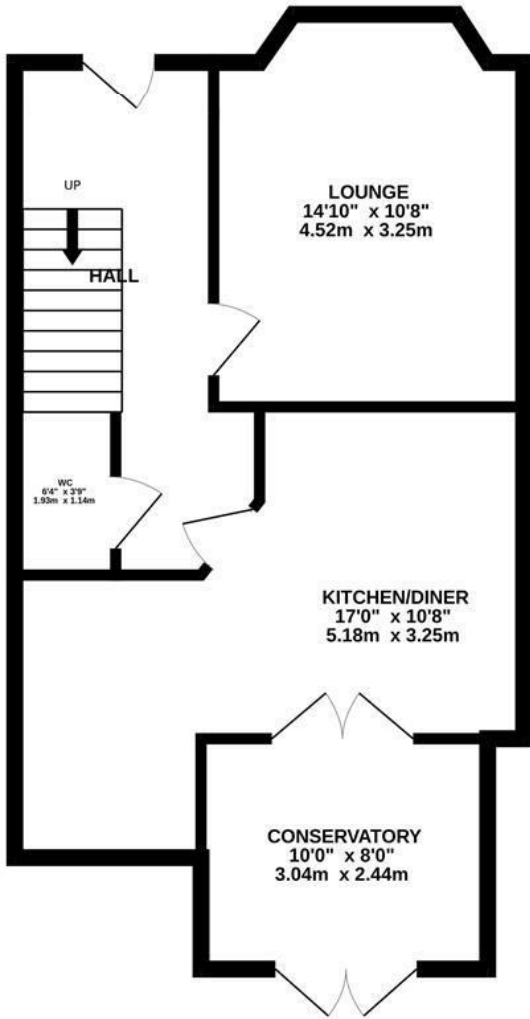
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### **FLOOR PLAN DISCLAIMER**

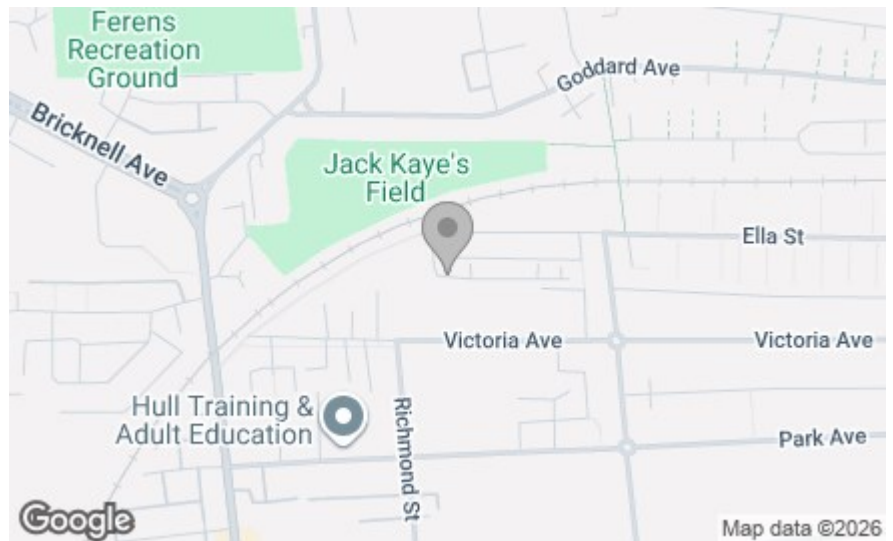
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

### **VIEWINGS**

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
	<b>89</b>
<b>76</b>	
<small>Very energy efficient - lower running costs</small> (82 plus) <b>A</b> (81-81) <b>B</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> <small>Not energy efficient - higher running costs</small>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> (02 plus) <b>A</b> (81-81) <b>B</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> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
England & Wales	EU Directive 2002/91/EC