Whitakers
Estate Agents









16 Samman Close, Hull, HU10 7HJ

£335,000

** NO ONWARD CHAIN **

Whitakers Estate Agents are pleased to introduce this traditional detached dormer bungalow, peacefully positioned within a tranquil cul-de-sac in the highly regarded Anlaby village. Offering ample and versatile living space, with the accommodation predominantly centred around the ground floor, the property is particularly well suited to those seeking a ground-level lifestyle, while remaining within close proximity to the area's renowned leisure facilities, transport links and everyday amenities.

Upon entry through the porch, the resident is greeted by a welcoming entrance that leads into an open-plan lounge / dining room and fitted kitchen. The ground floor continues with two double bedrooms, served by a well-appointed shower room. A fixed staircase rises to the first floor, which offers a third bedroom that could alternatively be utilised as additional living space or storage.

Externally to the front aspect, there is a lawned garden framed by decorative planted borders and mature boundary hedging. A side drive provides off-street parking for multiple vehicles and extends alongside the property, leading to the attached garage. The enclosed rear garden is mainly laid to lawn with well-stocked borders, complemented by a paved patio and seating area. The residence also benefits from three brick-built outbuildings.

Viewing at the earliest convenience is recommended to truly appreciate the accommodation on offer.

The accommodation comprises

Front external



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Ground floor

Porch
UPVC double glazed door, and carpeted flooring. Opening to :

Hallway
Wooden glazed door, central heating radiator, under stairs storage cupboard, and carpeted flooring. Leading to :

Open plan lounge / dining room 27'1" x 12'9" (8.28 x 3.89)



Lounge



Three UPVC double glazed windows, central heating radiator, fireplace with tiled inset / hearth and decorative wooden surround, and carpeted flooring.

Dining room



UPVC double glazed window, central heating radiator, and carpeted flooring.

Kitchen 16'5" x 11'1" (5.02 x 3.40)





UPVC double glazed door and windows, central heating radiator, and vinyl flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated dishwasher.

Bedroom one 13'10" x 13'10" (4.24 x 4.23)




UPVC double glazed bay window, central heating radiator, fitted wardrobes and cupboards, and carpeted flooring.

Bedroom two / sitting room 12'11" x 11'3" (3.94 x 3.45)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Shower room

UPVC double glazed window, central heating radiator, and fully tiled. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower, wash basin with mixer tap, and low flush W.C.

First floor

Bedroom three 14'5" x 12'9" (4.40 x 3.91)




With access to the loft hatch, UPVC double glazed window, central heating radiator, over stairs storage cupboard, fitted cupboard and shelves, and carpeted flooring.

Rear external





The enclosed rear garden is mainly laid to lawn with well-stocked borders, complemented by a paved patio and seating area. The residence also benefits from three brick-built outbuildings.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL200016000
Council Tax band - E

EPC rating
EPC rating - D

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Vey low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 16 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Additional Services
Whitaker 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.

Agents Declaration
We wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

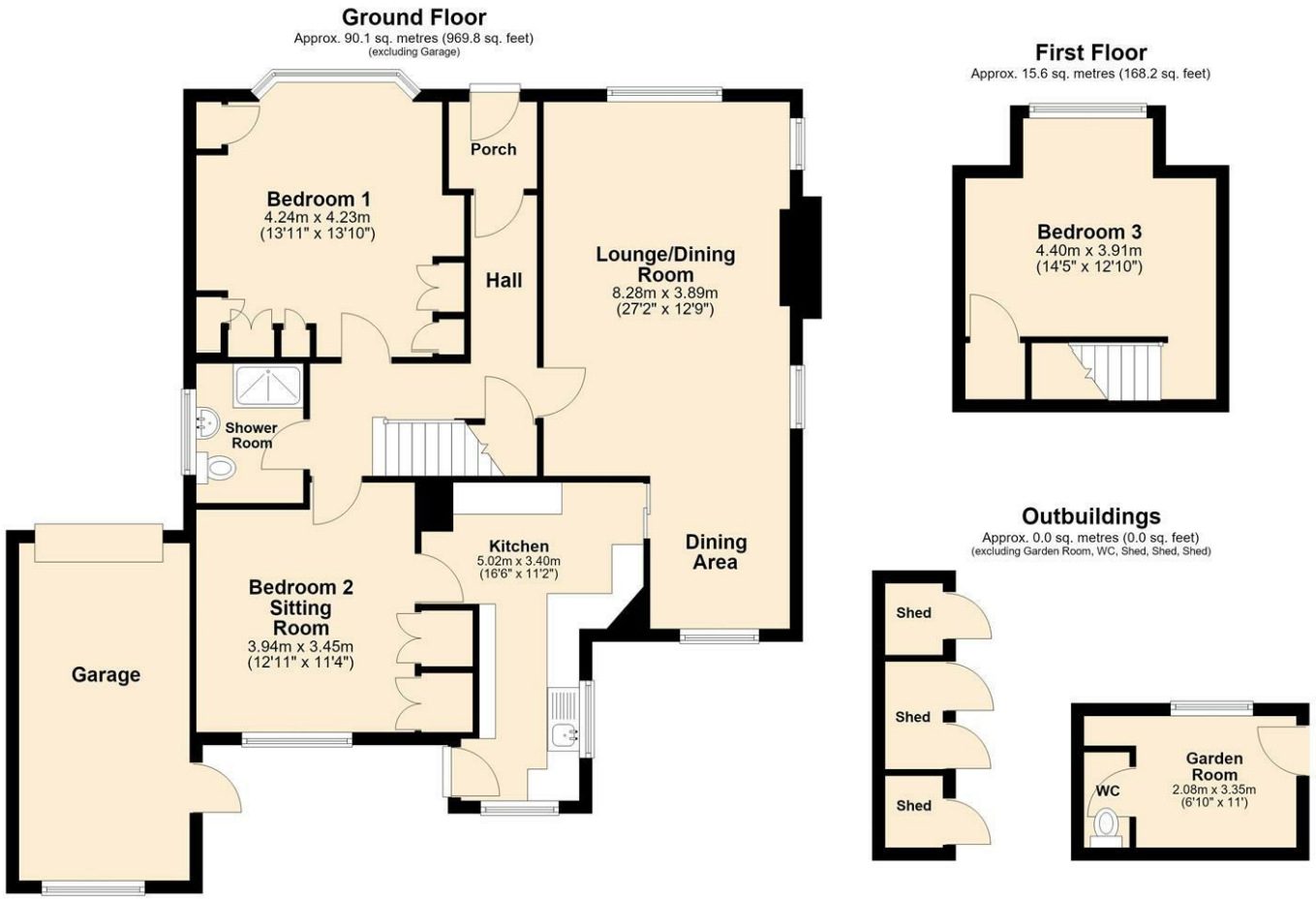
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Free Market Appraisals / 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.

Making an offer
In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

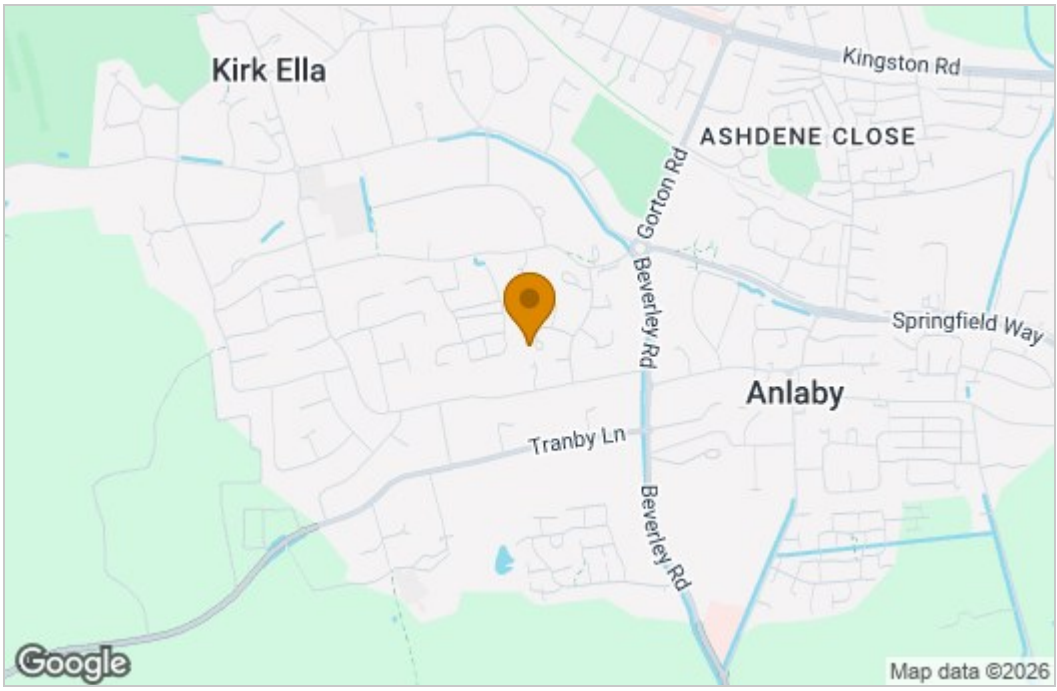
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

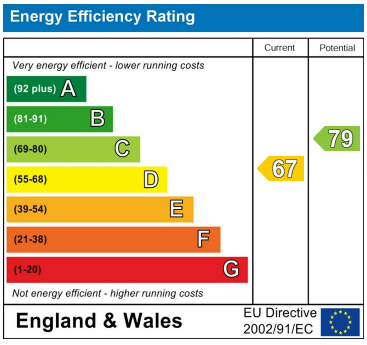


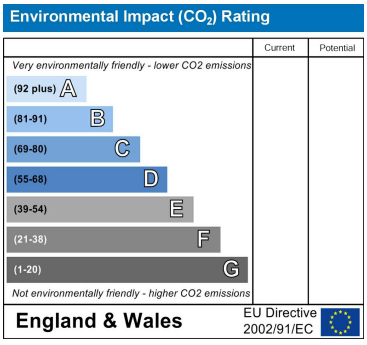
Total area: approx. 105.7 sq. metres (1138.1 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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