



Santolina Way, Hull, HU4 6QP
Offers Over £260,000


Philip
Bannister

Santolina Way, Hull, HU4 6QP

Key Features

- Situated on the Popular Summergroves Way
- Superb Three bedroom Detached Family Home
- Entrance Hall, Lounge, Dining Kitchen & Conservatory
- Three Bedrooms, (main Bedroom with En Suite Shower Room)
- Family Bathroom, superb Rear Garden, Driveway & Garage
- Early Viewing Is A Must
- EPC - C
- Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	85
EU Directive 2002/91/EC		
England & Wales		

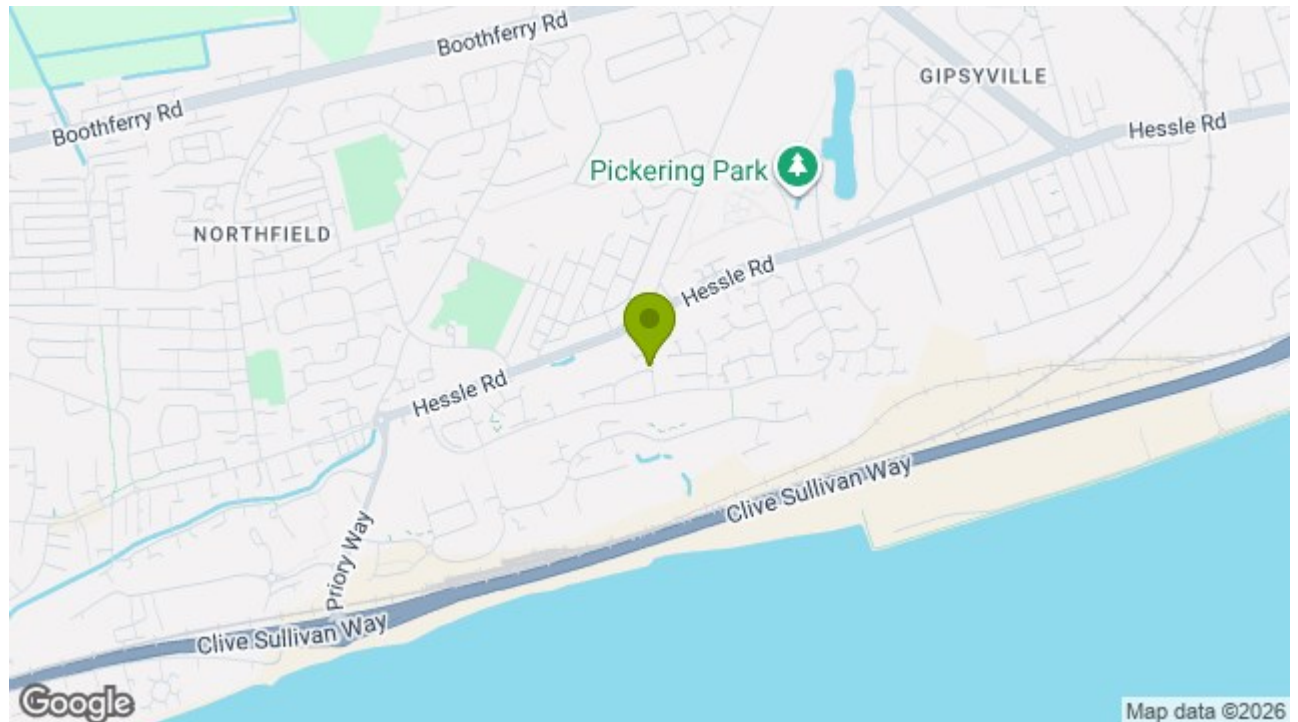
A superb Detached family home occupying an ever-popular and highly convenient position just off the sought-after Summergroves development on the outskirts of Hesse.

The beautifully presented accommodation is arranged over two floors and briefly comprises: a welcoming entrance hall, Cloakroom/w.c., lounge featuring an attractive fireplace. At the heart of the property lies the impressive dining kitchen, which flows seamlessly into the adjoining conservatory with French doors opening onto the rear garden, creating a fantastic space for both everyday living and entertaining family and friends.

To the first floor are Three good sized bedrooms, with the main bedroom benefiting from a contemporary en suite shower room, alongside two further bedrooms and a stylish family bathroom.

Externally, the property enjoys an enclosed, family-friendly rear garden, predominantly laid to lawn with a decked seating area and patio. Gated access leads to the private driveway and garage, providing ample off-street parking.

Early viewing is highly recommended, as strong interest is anticipated for this superb family home





Hessle High Road - Description

The property is situated conveniently off Hessle High Road on the popular Summergroves development with local shops, public transportation and other local amenities close to hand. Sainsbury's superstore and Aldi is a short driving distance away and access to both City Centre and the A63/M62 motorway link is obtained from the Clive Sullivan Way.

GROUND FLOOR

ENTRANCE HALL

with a composite front entrance security door. laminate flooring and stairs to the first floor

CLOAKROOM/W.C.

with a modern two piece suite comprising low level W.C and vanity unit incorporating the wash basin with useful storage drawers below. Radiator, double glazed window and Oak effect laminate flooring.

LOUNGE

This comfortable lounge is light and airy with 2 double glazed windows to front and rear elevation. Feature fireplace with inset living flame electric fire, two radiators and laminate flooring.

DINING KITCHEN

with a range of modern fitted base and walls units with contrasting wood block effect work surface and tiled splash backs. Built in fan oven, built in combi microwave, four ring gas hob with contemporary extractor unit above. Integrated dishwasher and washing machine, composite sink with drainer and mixer tap, space for fridge freezer, understairs cupboard, double glazed window to front elevation, Oak effect laminate flooring and double doors into the conservatory.

CONSERVATORY

Part brick and upvc construction with tiled roof allowing this room to be used all year round. A lovely room to sit and enjoy the garden views.

FIRST FLOOR

LANDING

with double glazed window to the rear elevation.

BEDROOM 1

A double bedroom with built in wardrobes and useful storage cupboard, double glazed window to the front elevation, radiator and Oak effect laminate flooring.

EN SUITE SHOWER ROOM

Recently fitted with with a three piece white suite, comprising large walk in shower cubicle with glazed door. Low level W.C. and vanity unit incorporating the wash basin with useful storage cupboard below. Chrome towel heater, contemporary tiling to walls and laminate flooring, and double glazed window to the front elevation.

BEDROOM 2

A further double bedroom with feature wall covering. Ample space for bedroom furniture. Double glazed window and radiator.

BEDROOM 3

A single bedroom with space for bedroom furniture. Double glazed window and radiator.

FAMILY BATHROOM

Recently fitted three piece white suite, comprises panelled bath with overhead rain and separate hand held shower and glazed screen. Low level W.C. and vanity unit incorporating the wash basin with useful storage cupboard below, Chrome towel heater and double glazed window to the rear elevation.

OUTSIDE

An enclosed rear garden, mainly laid to lawn with a decking area ideal for dining "al fresco" Decorative paving provides walkways taking you around the garden with gated access to the rear driveway and access to garage via personnel door. A lovely outdoor space for the family to enjoy.

GARAGE & DRIVEWAY

A private driveway provides off road parking and access to the detached garage with up and over door and light and power points.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or



you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

TENURE.

We understand that the property is Freehold. / Leasehold. This should be clarified by your legal representative.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) 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 (ii) all descriptions, dimensions, 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd 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 the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers,

and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





Ground Floor



First Floor

Approximate total area⁽¹⁾
857 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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