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grays



38 Cranberry Way, Hull, HU4 7AQ

£219,950





38 Cranberry Way

Hull, HU4 7AQ

- IMMACULATE FAMILY HOME
- READY TO MOVE IN LIVING SPACE
- FRONT AND SIDE DRIVEWAY
- DECEPTIVELY SPACIOUS
- DISCREET END OF CUL-DE-SAC POSITION
- LIFESTYLE GARDENS
- EXTENDED TO REAR WITH SUN ROOM
- MODERN PRESENTATION

IDEALLY SITUATED AND MODERNISED FAMILY HOME LOCATED IN A DISCREET END OF CUL-DE-SAC POSITION.

Immaculately appointed and extended to the rear is this fabulous three bedroom home presented throughout to the highest of standards having been vastly improved and lovingly maintained by the sellers. Prospective purchasers are strongly recommended to undertake a detailed inspection at their earliest convenience to fully appreciate the standard of accommodation on offer and ready to move in appeal.

Occupying a private end of cul-de-sac position and standing upon an established plot with well-manicured gardens to three sides with a lifestyle raised garden deck. Generous parking also features to the front and side driveway enhancing both value and saleability.

The versatile and deceptively spacious accommodation includes: Entrance hallway, bright reception and well fitted kitchen/dining area. A sun room extension features to the rear also. To the first floor a central landing provides access to two double bedrooms (one featuring fitted wardrobes) together with a single bedroom and house bathroom

A must view home for families looking for immediate family living.



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GROUND FLOOR

ENTRANCE HALLWAY

A welcoming entrance to this well proportioned and fully modernised family home, with staircase approach to first floor level, deep storage cupboard.

RECEPTION LOUNGE

13'10" x 11'11" (4.24 x 3.65)

Enjoying a bright and sunny south facing aspect to frontage via uPVC double glazed window, modern laminate style flooring, suitably sized to accommodate furniture suite, wall mounted contemporary style electric fire, deep understairs storage cupboard.

DINING KITCHEN

9'1" x 15'5" (2.77 x 4.72)

With space and provision for dining table to alternate room length, fitted with a range of Shaker style wall and base units, complementary work surfaces, the fully integrated kitchen includes low level oven, hob with extractor canopy over, inset sink and drainer with mixer tap, plumbing and space for dishwasher and washing machine, wall space also for separate fridge freezer, uPVC double glazed window to rear, large format floor tiling, French doors leading to...

SUN ROOM EXTENSION

10'6" x 9'4" (3.22 x 2.87)

A versatile reception space with low level wall, mounted uPVC double glazed units, large format floor tiling, French door leading to the external landscaped patio terrace.

FIRST FLOOR

LANDING

Gives access to three well proportioned bedrooms and house bathroom, loft access point, storage cupboard.

BEDROOM ONE

12'0" x 8'11" (3.68 x 2.74)

Well appointed with uPVC double glazed window to the frontage, fitted sliding mirrored wardrobes with hanging rails and shelving.

BEDROOM TWO

11'3" x 8'11" (3.43 x 2.72)

An excellent size second bedroom, uPVC double glazed window to rear.

BEDROOM THREE

8'9" x 6'4" (2.69 x 1.95)

With uPVC double glazed window to the front elevation, laminate flooring, has potential to be used as a dedicated study, nursery or dressing room.



HOUSE BATHROOM

Immaculately appointed with contemporary style sanitaryware, having been recently upgraded and modernised, incorporating panelled bath with rainfall showerhead over, modern shower screen, low flush w.c, inset basin to vanity unit, contemporary style black tap furniture throughout, tiling to floorcoverings and splashbacks, uPVC privacy window to rear.

OUTSIDE

Cranberry Way itself remains conveniently positioned with excellent proximity and access to Boothferry Road, surrounding West Hull locations and Hull city centre itself.

The subject dwelling boasts a well positioned plot at the end of a cul-de-sac, offering good levels of privacy, screening and seclusion on a wide and generous plot.

To the frontage a laid to lawn grass exists with footpath and driveway extending to the side of the property offering parking provision for multiple vehicles. Gated access at the side leads to a landscaped rear garden area with patio terrace extending from the immediate building footprint, laid to lawn grass section leading to raised decked lifestyle terrace and shed storage, external tap and light points.

AGENTS NOTE

The property has undergone a full programme of improvement and modernisation and comes ready for immediate viewing via the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current Kingston Upon Hull City Council tax band is 'C'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

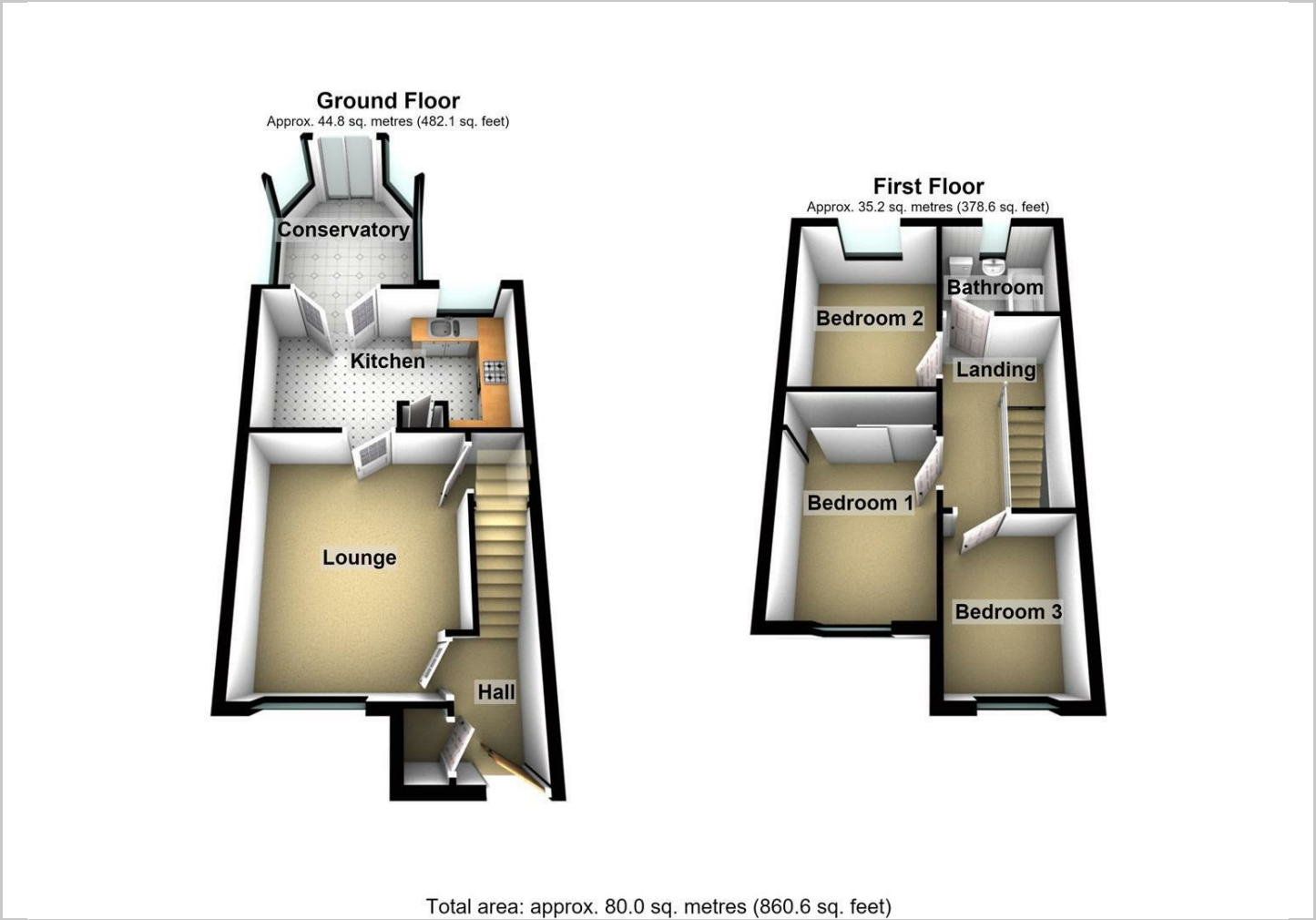
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES

The agent confirms that vendors and prospective purchasers may 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. For full details please contact the selling agent.



Floor Plans



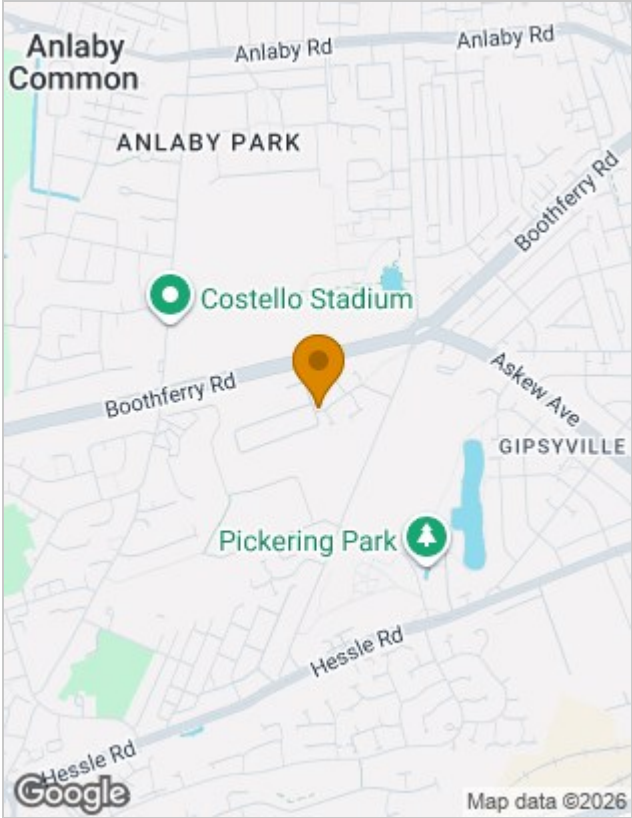
Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

