



10 Sandholme Road
Eastrington DN14 7QQ

Asking Price £299,950

FREEHOLD

A fantastic opportunity to acquire this extremely well presented, three bedroom semi-detached property, which was built by Hoveden homes approximately 8 years ago. The property has been finished to an exceptional standard with quality fixtures and fittings and briefly comprises, sitting room, kitchen, cloakroom, three bedrooms and a house bathroom. Outside the property stands in a good size plot, set well back from the road with ample off street parking, the driveway leads down the side of the property to a detached garage. To the rear there is a spacious landscaped garden, which enjoys views over open fields. A viewing is highly recommended.

EPC: B



- Well presented semi-detached house
- Built by well renowned local builders Hoveden Homes
- Sitting room & Kitchen/diner

Entrance Hall

Timber effect laminate flooring. One central heating radiator.

Sitting Room

One central heating radiator. White fire surround.

Kitchen/Diner

Range of fitted base and wall units finished in grey with Corian Acrylic work tops and upstand. There are a selection of integrated appliances which include a 'Hotpoint' four ring induction hob, integrated 'Hotpoint' electric oven, fridge/freezer, 'Hotpoint' dishwasher and a white single drainer sink. There is also an understairs cupboard with plumbing for a washing machine. One central heating radiator. Patio doors leading out to the rear garden.

Cloakroom

White suite comprising of a low flush W/C and a vanity wash hand basin. The floors are ceramic tiles and the walls are tiled to half height.

Landing

Access to the loft space. There is also a built in storage cupboard and a separate airing cupboard housing a wall mounted gas boiler. One central heating radiator.

Bathroom

White suite comprising of a 'P' shaped bath with a mains shower over. There is also a vanity wash hand basin with cupboard below, low flush W/C, fully tiled walls and ceramic tiled floor. One chrome heated towel rail and extractor fan.

Bedroom One

To the rear elevation and benefits from built in wardrobes. One central heating radiator.

Bedroom Two

To the front elevation. One central heating radiator.

Bedroom Three

To the rear elevation. One central heating radiator.

Garage

Benefits from an electric roller shutter door, power and lighting. There is also a side access door.

OUTSIDE

To the front of the property there is a substantial gravelled driveway and parking area, which leads down the side of the property to double gates and access to the rear and the garage.

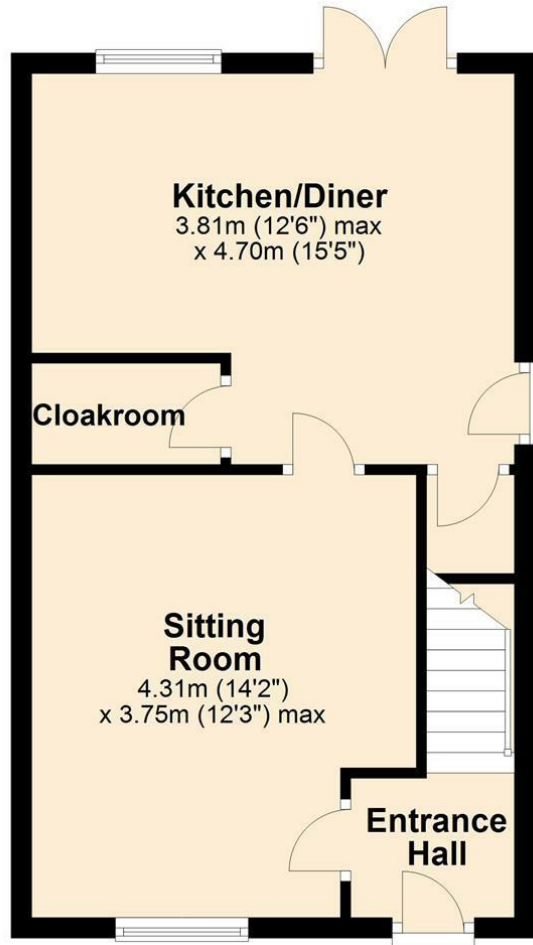
To the rear of the property there is a substantial, attractive, landscaped garden which incorporates a porcelain tiled patio/seating area perfect for entertaining in the warmer months, gravelled area and a spacious lawned area with further block paved seating. The gardens enjoy views across open fields to the rear.



- Downstairs W/C • Three bedrooms • House bathroom • Ample off street parking • Attractive landscaped rear gardens • Single detached garage • Viewing highly recommended



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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