



## 84 Standidge Drive, Hull, HU8 0RW

- Well Presented Three Bedroom Detached Family House
- Backing onto School Playing Field
- Ground Floor Cloakroom/WC
- Modern Fitted Kitchen with Utility Room off
- En Suite Shower Room and Family Bathroom
- Highly Recommended For An Early Viewing
- Entrance Hall with Feature Staircase
- Lounge and Dining Areas
- Three First Floor Bedrooms
- Gardens with Parking and Garage

**Offers In The Region Of £265,000**



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# 84 Standidge Drive, Hull, HU8 0RW

Nestled in the desirable area of Standidge Drive, Hull, this well presented detached family house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception areas, providing ample room for relaxation and entertaining guests. A particular feature of this property is the fabulous fitted kitchen with separate utility room. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. The layout of the home is thoughtfully designed, allowing for both privacy and communal living. Outside, the property features off road parking and a double garage (restricted access) which is a valuable asset in this bustling area. The surrounding neighbourhood is known for its friendly community and accessibility to local amenities, making it a wonderful place to call home. This delightful house on Standidge Drive is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest, this home presents an excellent opportunity in Hull. Do not miss the chance to view this lovely residence and envision your future here.

## Location

Located off Bellfield Avenue and Twickenham Close the property is well placed for local amenities nearby. A wider range of shops and facilities are available along Holderness Road.

## Entrance Hall

Main side entrance door provides access into the welcoming hallway. Feature staircase leads off to the first floor accommodation. Wooden effect flooring. Radiator. Access to rooms off.

## Cloakroom WC

Suite of WC. Wash hand basin with vanity cupboard beneath. Part tiled walls. Wooden effect flooring. Window to the side elevation.

## Lounge Area

16'7" x 12'2" (5.064m x 3.711m)

A lovely front facing room with window to the front elevation. Fire surround with inset coal effect gas fire. Wooden effect flooring. Feature wall mounted radiator. Open plan access into:

## Dining Area

7'7" x 10'6" (2.314m x 3.204m)

Window to the side elevation. Feature wall mounted radiator. Wooden effect flooring.

## Kitchen

12'11" max x 17'9" (3.959m max x 5.433m)

A fabulous fitted kitchen which is fitted with a comprehensive range of base and wall units including pull out larder style cupboards with contrasting work surfaces over. Central island breakfast bar unit. Containing a twin basin pot style sink with mixer tap. Appliances of five ring gas hob with hood over. Electric double oven. Dishwasher. Drinks cooler. Space for American style fridge/freezer. Part tiled walls. Wooden effect flooring. Inset ceiling lights with roof light window. Bi folding doors open out onto the rear garden. Access to boiler cupboard off which houses the Worcester gas fired central heating boiler.

## Utility Room

5'2" x 6'11" (1.585m x 2.132m)

Fitted with a range of base and wall units. Contrasting work surfaces incorporate the single drainer sink unit with mixer tap. Part tiled walls. Wooden effect flooring. Space for under counter appliances. Radiator. Rear access door.

## First Floor Landing

Window to the side elevation. Access to roof void. Radiator. Access to all rooms off.

## Bedroom One

10'11" x 12'1" + 5'8" x 4'9" (3.340m x 3.690m + 1.750m x 1.472m)

Two windows to the front elevation. Radiator. Access into:

## En Suite Shower Room

5'3" x 6'10" (1.618m x 2.101m)

Suite of shower, wash hand basin with vanity cupboards and separate WC. Tiling to the walls and floor. Extractor fan. Towel rail radiator.

## Bedroom Two

9'2" x 9'4" (2.807m x 2.851m)

Window to the rear elevation which provides views over the school playing field. Radiator.

## Bedroom Three

7'1" x 9'4" (2.167m x 2.870m)

Window to the rear elevation which provides views over the school playing field. Radiator.

## Family Bathroom

7'6" x 7'5" + shower 3'9" x 3'2" (2.295m x 2.267m + shower 1.153m x 0.980m)

Fitted with a four piece suite of shower cubicle. Tub style bath. Basin and separate WC. Window to the side elevation. Tiling to the walls and floor. Towel rail radiator.



## Outside

The property occupies a pleasant garden plot and has off road parking available to the front. A side driveway with restricted access leads to the garage and rear garden area. The rear is mainly paved for ease of maintenance.

## Double Garage

16'3" x 18'5" (4.972m x 5.631m)

Subdivided with two areas. Having an up and over front access door. Side personal door. Side and rear windows. Light and power.

## Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

## Energy Performance Certificate

The current energy rating on the property is pending.

## Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number 00230347008403. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

## Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive.

## Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## Tenure

The tenure of this property is Freehold. There is a section of the garden at the rear of the garage that is currently unregistered. This land was acquired by the sellers many years ago. They are currently in the process of getting this registered.

## Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

## Free Sales Market Appraisal/Valuation

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(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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