



## Sandringham Street, Hull, HU3 6EA

This is a perfect opportunity to acquire a generously proportioned traditional property, which is perfectly placed for all amenities. Whilst the property would benefit from a degree of updating, there is great potential to create a lovely family home or investment property. The generously proportioned property is arranged to 2 floors and briefly comprises of an entrance hall, dual aspect through lounge with a dining area and a very spacious dining kitchen. To the first floor, there are 3 double bedrooms and a recently refurbished modern shower room with a 3-piece suite. Outside to the rear is an attractive garden with well stocked and mature plants, flowers and shrubs with a spacious patio/seating area inset. There's also a gardener shed inset to the rear boundary. Additionally, the property further benefits from double glazing.

The property is offered with vacant possession on completion and with no chain involved.

Internal viewing is recommended in order to appreciate the size and potential this property has to offer!

## Key Features

PERFECT STARTER HOME

OR INVESTMENT PROPERTY

DUAL ASPECT LOUNGE/DINING AREA

3 DOUBLE BEDROOMS

NEWLY FITTED MODERN SHOWER ROOM

DOUBLE GLAZING

NO CHAIN INVOLVED

MUST BE VIEWED



## Location

Sandringham Street is ideally located for all amenities, much needed for day-to-day life. The area is also well served with busy local shopping centres and retail parks, with many High street stores and supermarkets to choose from. Regular public transport links create easy access to the city centre including the Paragon road and rail interchange. The Hull Royal Infirmary is just minutes away from the property. There are also reputable schools nearby for those with a growing family. For those wishing to spend leisure time, nights out with friends and family, there are many public houses and restaurants to choose from. Other amenities include a post office, library and a health centre. Also, easy access to the MKM Stadium.

## Property Description

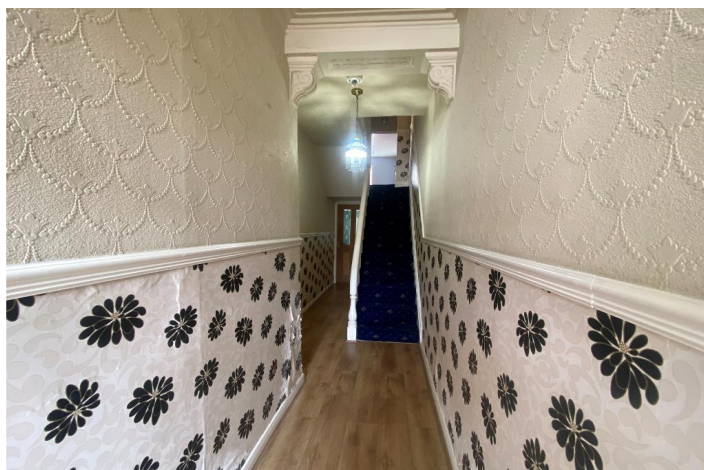
### Ground Floor

**Entrance** - Double glazed front entrance door with overhead screen window leads through to the entrance hall.

**Entrance Hall** - Spindle staircase off to the first floor. Mid level dado rail. Cornice. Arched corbels. Laminate flooring.

**Through Lounge/Dining Area** - 25' 7" x 12' 10" (7.8m x 3.93m) Extremes to extremes. Dual aspect with an arched divide. Sealed unit double glazed window with aspect over the front forecourt area and double glazed window looking out over the rear garden area. To the lounge area there is a fireplace with a floor standing coal effect gas fire on a hearth. Mid level dado rail. To the dining room there is also a fireplace with a floor standing coal effect gas fire on a hearth. Mid level dado rail. Ceiling rose.

**Kitchen** - 20' 6" x 8' 4" (6.27m x 2.55m) Extremes to extremes. Double glazed windows with aspect over the rear courtyard area. Range of base and drawer units. Built-in single drainer sink unit with the splash back surround. Built-in breakfast bar with overhead storage units.





Space for cooker.  
 Space for dining table.  
 Wall mounted hot water heater.  
 Under stairs meter cupboard.  
 Laminate flooring.

## First Floor

**Landing** - Split level with a spindle rail enclosure.  
 Mid level dado rail.

**Bedroom One** - 15' 4" x 12' 2" (4.7m x 3.71m) Extremes plus recess to extremes.  
 Double glazed windows with aspect over the front forecourt area.  
 Built-in single storage cupboard.  
 Ceiling rose.

**Bedroom Two** - 12' 10" x 9' 10" (3.92m x 3.02m) Extremes to extremes plus recess.  
 Double glazed window with aspect over the rear garden area.  
 Built-in single storage cupboard.  
 Ceiling rose.  
 Loft hatch through to the roof void.

**Bedroom Three** - 11' 4" x 8' 5" (3.47m x 2.59m) Extremes to extremes.  
 Double glazed window with aspect over the rear garden area.

**Shower Room** - 3-piece suite comprising of a double walk-in shower enclosure, built-in vanity wash hand basin with storage space beneath and matching cabinet over and built-in low flush W.C.  
 Chrome fittings to the sanitary ware.  
 Contrasting tiled splash back surround.  
 Recessed down lighting.  
 Extractor fan.  
 Chrome effect electric towel rail/radiator.  
 Coordinating high gloss ceramic tiled flooring.

## Exterior

**Rear Garden** - Outside to the rear is a spacious patio/seating area and a courtyard area which has been laid for ease of maintenance and enclosed with a high level boundary wall.  
 Low cottage style timber fence divide, which leads to the main garden area.  
 Main garden area has been laid with fine stone pebbles for ease of maintenance.  
 There is a further paved patio/seating area to the rear.  
 The garden also has a high level timber perimeter fence and there are flower and shrub borders inset to the garden.  
 There is also a gardener shed in set to the rear boundary which is enclosed with a high level timber boundary fence



and matching access gate.  
External water supply.

Council tax band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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