



**12 Sunningdale Road**  
Hessle, HU13 9BN

£235,000

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## Ground Floor

### Entrance Hallway

A welcoming entrance into this stunning property via UPVC double glazed door to the front. With fixed staircase to the first floor level, radiator and door into open plan lounge/dining room.

### Lounge

10'3" x 13'7" (3.13m x 4.16m)

A bright and spacious lounge with a UPVC double glazed window to the front, chimney breast with an electric multi-fuel effect burner with brick surround, marble hearth and timber lintel above, carpet flooring and radiator. Opening into:

### Dining Room

10'10" x 16'2" (3.32m x 4.94m)

A spacious dining/ sitting area with UPVC double glazed window to the side, cupboard under the stairs, carpet flooring and radiator. Opening into:

### Kitchen

10'9" x 15'9" (3.29m x 4.82m)

The heart of this beautiful home! Comprising a range of base and wall mounted units and large kitchen island, quartz work tops with matching upstands, sink unit with mixer tap, inset five-ring gas hob with extractor over, built in electric oven below and integrated dishwasher and wine chiller and space for an American style fridge freezer. With tall designer radiators, tiled flooring, UPVC double glazed window to the side and bi-fold doors opening to the southerly facing rear garden.

## First Floor

## Central Landing

With UPVC double glazed window to the side. Providing access to all first floor rooms and access to the loft via hatch with drop down ladders.

### Bedroom One

13'3" x 9'11" (4.05m x 3.03m)

A generous double bedroom to the front with UPVC double glazed bay window, fitted wardrobes with sliding doors, carpet flooring and radiator,

### Bedroom Two

10'10" x 9'11" (3.31m x 3.03m)

Second double bedroom to the rear, with UPVC double glazed window, carpet flooring and radiator.

### Bedroom Three

7'3" x 5'3" (2.21m x 1.61m)

To the front with UPVC double glazed window, carpet flooring and radiator,

### Bathroom

5'10" x 5'9" (1.80m x 1.76m)

A modern three-piece white suite, comprising, panelled bath with thermostatic shower over with screen, fitted unit with inset sink unit and cupboard below and low level WC with concealed cistern. With UPVC double glazed window to the rear, tiling to the walls and floor, extractor fan and tall radiator with built towel rails.

## Externally

Externally there is a gravelled frontage and a side drive leading to the detached garage to the rear through double gates. The rear is south facing - perfect for the sun lovers. The garden has been

landscaped with ease of maintenance in mind with patio areas for seating, raised planted flower bed to one side and central lawn area.

#### Council Tax Band

We have been advised the property is council tax band C, payable to East Riding of Yorkshire Council.

#### ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

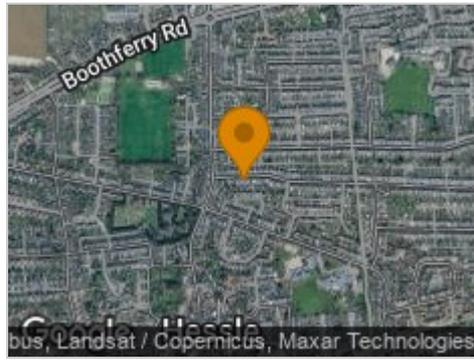
Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



## Road Map



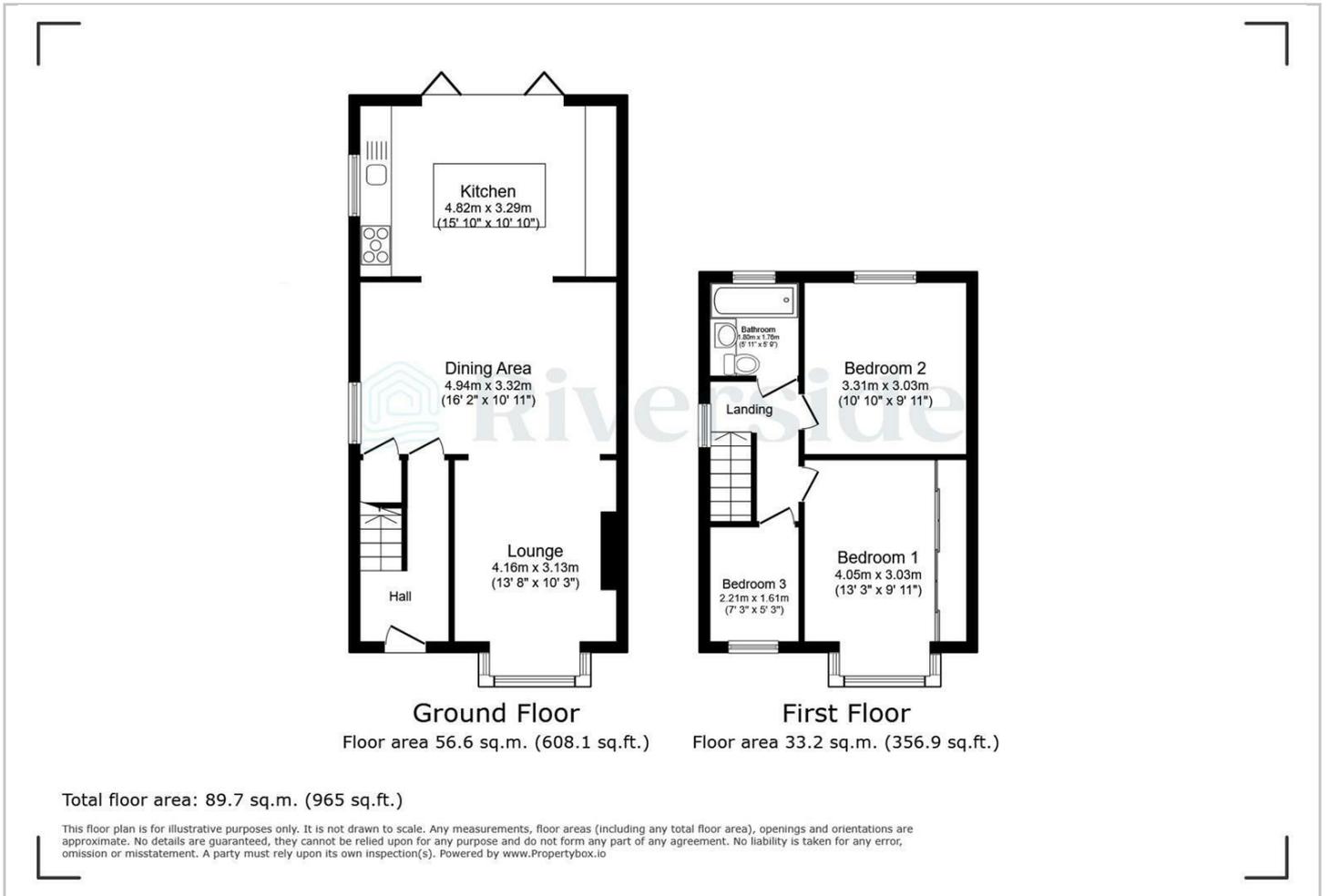
## Hybrid Map



## Terrain Map



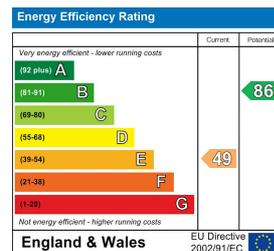
## Floor Plan



## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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