



Santolina Way, Hull,
East Yorkshire, HU4 6QP

**Inviting Offers Between
£215,000-£230,000**

OFFERING THE BEST IN OPEN PLAN LIVING WITH BI-FOLD DOORS TO A PRIVATE GARDEN





Summary: Forming part of the popular Summergroves Development close to Hesse this smart detached property has been extended by the current owners providing a superb open plan dining living kitchen with bi-fold doors. Take a look at the photographs and floorplan to fully appreciate the lifestyle this property offers, includes a side drive and brick garage. We anticipate a high demand for this property waste no time in viewing.

Location: Summergroves is located off Hesse High Road opposite Pickering Park, with nearby primary and secondary schooling, local shops and a Sainsbury's Superstore. Within easy access of the town of Hesse, with its variety of shops and amenities, and the centre of Hull, having nearby public transportation and being conveniently located to the A63/M62 motorway link allowing for good road connections.

Accommodation: The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows:

Entrance Hall: With staircase off.

Cloakroom WC: With wash hand basin.



Lounge: Open plan to the ...

Dining Room: With bi-fold doors to the rear garden and decking.

Kitchen: Being open plan to the lounge. Includes a large understairs storage cupboard and has been well fitted with a range of oak fronted cabinets with complementing granite effect worktops, peninsular unit with breakfast bar, single drainer one and a half sink unit, integrated appliances include refrigerator plus separate wine refrigerator, automatic washing machine, dishwasher, oven and hob.

First Floor

Bedroom 1

Bedroom 2

Bedroom 3: With a recessed airing cupboard housing the insulated hot water cylinder.

Luxurious Bathroom: Has been re-fitted to include a stylish four piece suite comprising P shaped shower bath, twin wash hand basins and low level w.c. with full complementing tiling.



Outside: To the front of the property is a brick set forecourt. A side drive provides off street parking in front of a single brick garage with up and over door. The rear garden enjoys considerable privacy includes a raised decking area for outdoor entertaining, the remainder is laid to lawn.

Services: Mains gas, water, electricity and drainage are connected to the property.

Central Heating: The property has the benefit of gas central heating system to panelled radiators.

Double Glazing: The property has the benefit of UPVC double glazed windows.

Council Tax: Council Tax is payable to the Kingston Upon Hull City Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band C.*

Fixtures & Fittings: Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer: *The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings: Strictly by appointment with the sole agents.

Site Plan Disclaimer: The site plan is for guidance only to show how the property sits within the plot and is not to scale.

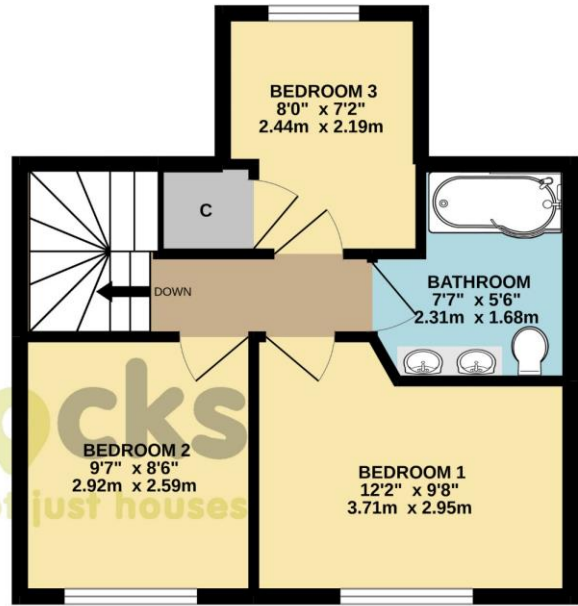
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GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



SANTOLINA WAY, SUMMERGROVES, HULL HU4 6QP

TOTAL FLOOR AREA : 834 sq.ft. (77.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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