



Santolina Way, Hull, HU4 6QP
Offers Over £295,000



Platinum Collection

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Take a look at this immaculately presented 3 bedroom detached family home. No expense has been spared to make this property a truly spectacular home. With a fantastic fully integrated kitchen and utility area. Fabulous garden room with a lovely aspect over the rear garden. Contemporary bathrooms throughout. A rear garden to be envied by all with extremely impressive luxury garden lodge with entertainment area, sun room with log burner and a handy storage shed. Early viewings is essential to avoid missing out on this hidden gem.



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Key Features

- Detached 3 Bedroom Family Home
- Stunning Breakfast Kitchen
- Luxury Garden Lodge
- Vastly Extended and Remodelled
- 3 Fitted Bedrooms
- En-Suite to Master Bedroom
- Immaculately Presented Throughout
- Landscaped Rear Garden
- Off-Street Parking
- Desirable Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	85
England & Wales	EU Directive 2002/91/EC	

LOCATION

The property is situated conveniently off Summergroves Way with local shops, public transportation and other local amenities close to hand. Sainsbury's superstore is a short driving distance away and access to both City Centre and the A63/M62 motorway link is obtained from the Clive Sullivan Way.

PORCH

Providing access to the property.

ENTRANCE HALL

A pleasant Entrance Hall with access to the living room, dining room and stairs to the first floor accommodation.

LIVING ROOM

12'1 x 13'6 (3.68m x 4.11m)

A delightful and generous living space with feature fireplace, wood storage and oak beam providing a warm and cosy living room. With window to the front elevation and glazed wooden French doors leading to the dining kitchen.

DINING ROOM

16'1 x 8'4 (4.90m x 2.54m)

Converted from a garage this offers versatile accommodation. Currently used as a generously sized dining room with potential to be a further sitting room. Window to the front elevation, storage cupboard housing combination boiler.

BREAKFAST KITCHEN

17'11 x 8'3 (5.46m x 2.51m)

Stunning open plan kitchen/day room with French doors onto the decking in the rear garden. Seafoam Gloss wall and base units with contrasting white work surfaces. Integrated appliances include

Induction Hob; Double Oven; Fridge Freezer; Dishwasher; Washing Machine and Extractor Fan. The kitchen also benefits from a fabulous breakfast bar, vertical radiator, tiled flooring, brick tiled splashback, stone tiled feature wall and window to the rear elevation.

GARDEN ROOM

8'5 x 11'1 (2.57m x 3.38m)

Superb addition to the property providing further reception space with feature log burning stove, sky light, French doors to the side elevation.

UTILITY AREA

5'1 x 5'3 (1.55m x 1.60m)

An open space continued from the Kitchen with matching wall and base units and worksurfaces. Integrated washing machine and door providing access to the side of the property.

CLOAKROOM/WC

With 2 in 1 toilet and sink unit. Tiled flooring, a radiator and window to the rear elevation.

FIRST FLOOR ACCOMMODATION;

BEDROOM 1

11'4 x 11'5 + wardrobes (3.45m x 3.48m + wardrobes)

Exceptional master suite with fitted wardrobes, storage cupboard, window to the front elevation and access to the en-suite.

EN-SUITE SHOWER ROOM

En-suite shower room with enclosed shower cubicle, vanity sink unit, WC and heated towel rail.

BEDROOM 2

16'5 x 8'9 (5.00m x 2.67m)

Extremely generous bedroom with a range of fitted

furniture including Wardrobes; Dressing Table, Shelving Units and TV Display Unit. Window to the front elevation.

BEDROOM 3

10'6 x 8'9 + wardrobes (3.20m x 2.67m + wardrobes)

A bedroom of double proportions with fitted wardrobes and overhead cupboards. Window to the rear elevation.

BATHROOM

10'4 x 5'6 (3.15m x 1.68m)

Contemporary 3 piece bathroom suite comprising of; panelled Bath with shower attachment and 2 in 1 Vanity Unit with basin and WC. Also benefits from a heated towel rail, airing cupboard, recessed spotlights with mood lighting and window to the rear elevation.

EXTERNAL;

FRONT

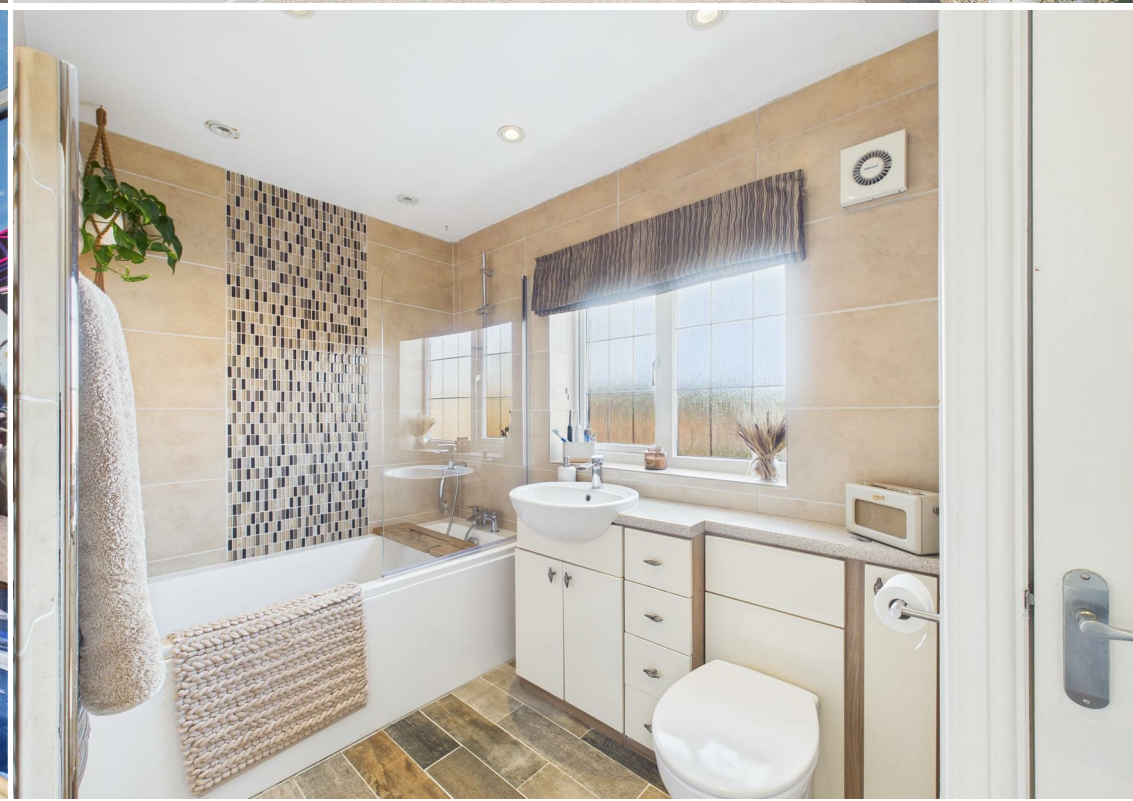
Brick set driveway providing ample parkin, EV charger as well as immaculately maintained front lawn.

REAR

With generous composite decking area, lean to garden shed, turfed lawn with fenced borders.

LUXURY GARDEN LODGE

WOW! Amazing luxury lodge with fabulous entertainment area offering ample seating perfect for entertaining friends and family. Garden room with recessed spotlights, log burning stove and PVC glazed doors and windows, TV output and power supplies. Further to this is an extremely generous integrated storage shed with light and power supply.



GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of sealed unit double glazing.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a **FREE - NO OBLIGATION** appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

TENURE

We understand that the property is Freehold.

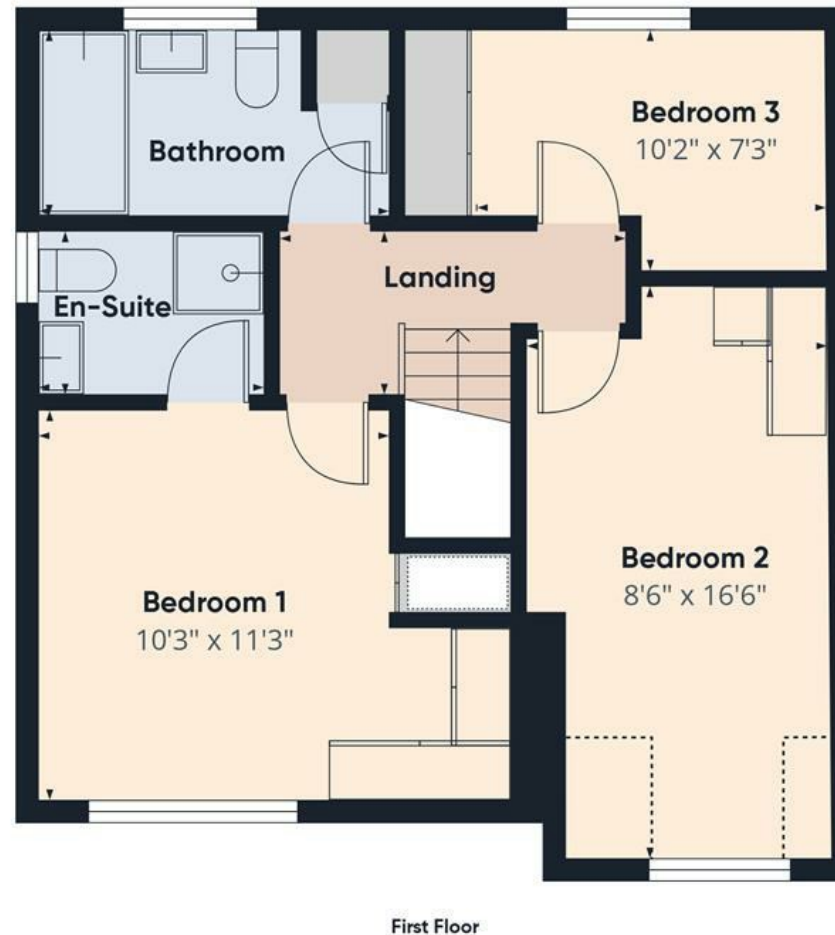
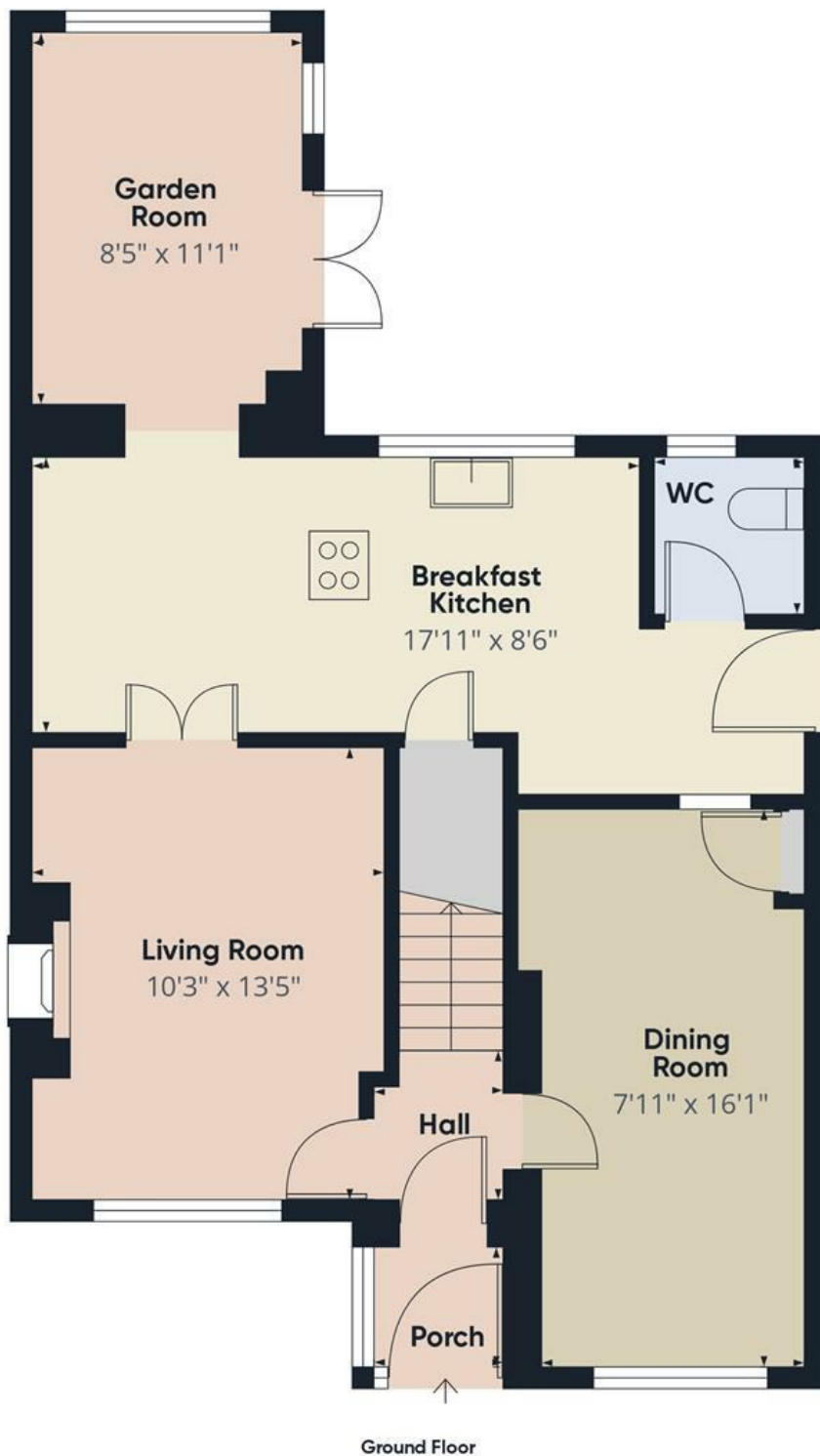
AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

ENJOY
EVERY
MOMENT







Approximate total area⁽¹⁾
1095 ft²
Reduced headroom
14 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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