Whitakers
Estate Agents

7 Sanderson Drive, Hessle, HU13 0FZ

£205,000

Whitakers Estate Agents are pleased to introduce this immaculate semi-detached property which is ideally situated on Boothferry Road to take advantage of Hessle's range of local amenities and transport links.

Externally to the front aspect, there is a paved driveway with the kerb lowered to accommodate off-street parking.

Upon entry, the resident is greeted by a lobby that incorporates a cloakroom, and opens into the spacious lounge with adjoining fitted kitchen.

A fixed staircase rises to the first floor which boasts two double bedrooms, and a bathroom furnished with a modern three-piece suite.

Tri-folding doors from the kitchen open onto the enclosed rear garden which is mainly laid to lawn, and complemented with a patio seating area.

Taken together, the accommodation on offer would ideally suite a first time buyer or young family seeking a modern property that they can comfortably move straight into upon completion.

Viewing at the earliest convenience is recommended to avoid disappointment.

The accommodation comprises

Front external

Externally to the front aspect, there is a paved driveway with the kerb lowered to accommodate off-street parking.

Ground floor

Entrance lobby
Composite door, and carpeted flooring. Leading to :

Lounge 18'1" x 12'10" (5.53 x 3.93)

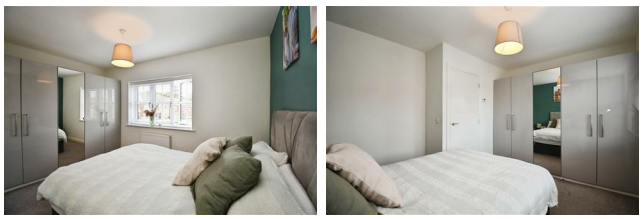
UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

Kitchen 7'11" x 12'9" (2.42 x 3.90)
UPVC double glazed tri-folding doors, and tiled flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, integrated washing machine and dishwasher, and integrated oven with hob and extractor hood above.

First floor

Landing
Carpeted flooring, and leading to :

Bedroom one 10'3" x 12'11" (3.14 x 3.94)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom two 8'0" x 12'11" (2.45 x 3.94)

UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

Bathroom

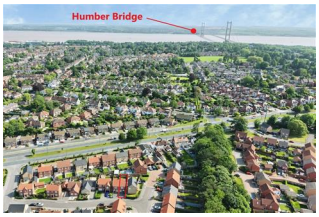
Central heating radiator, and partly tiled to splashback areas with tiled flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap, wash basin with mixer tap, and low flush W.C.

Rear external

Tri-folding doors from the kitchen open onto the enclosed rear garden which is mainly laid to lawn, and complemented with a patio seating area.

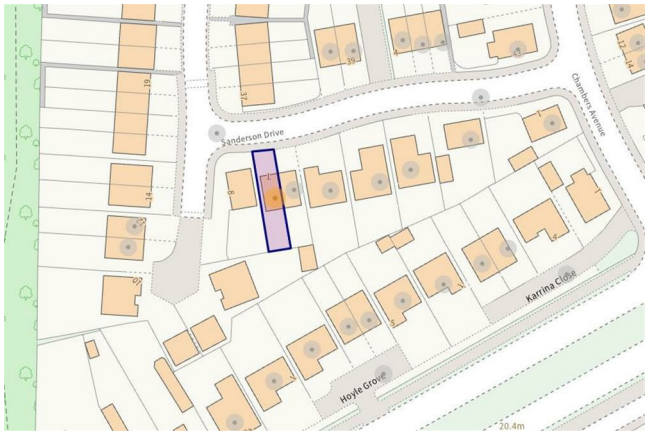
Additional features
The residence also benefits from having an outside tap.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure
The property is held under Freehold tenureship

Council Tax band
Local Authority - East Riding Of Yorkshire
Local authority reference number - HES002007000
Council Tax band - B

EPC rating
EPC rating - B

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Additional Services
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

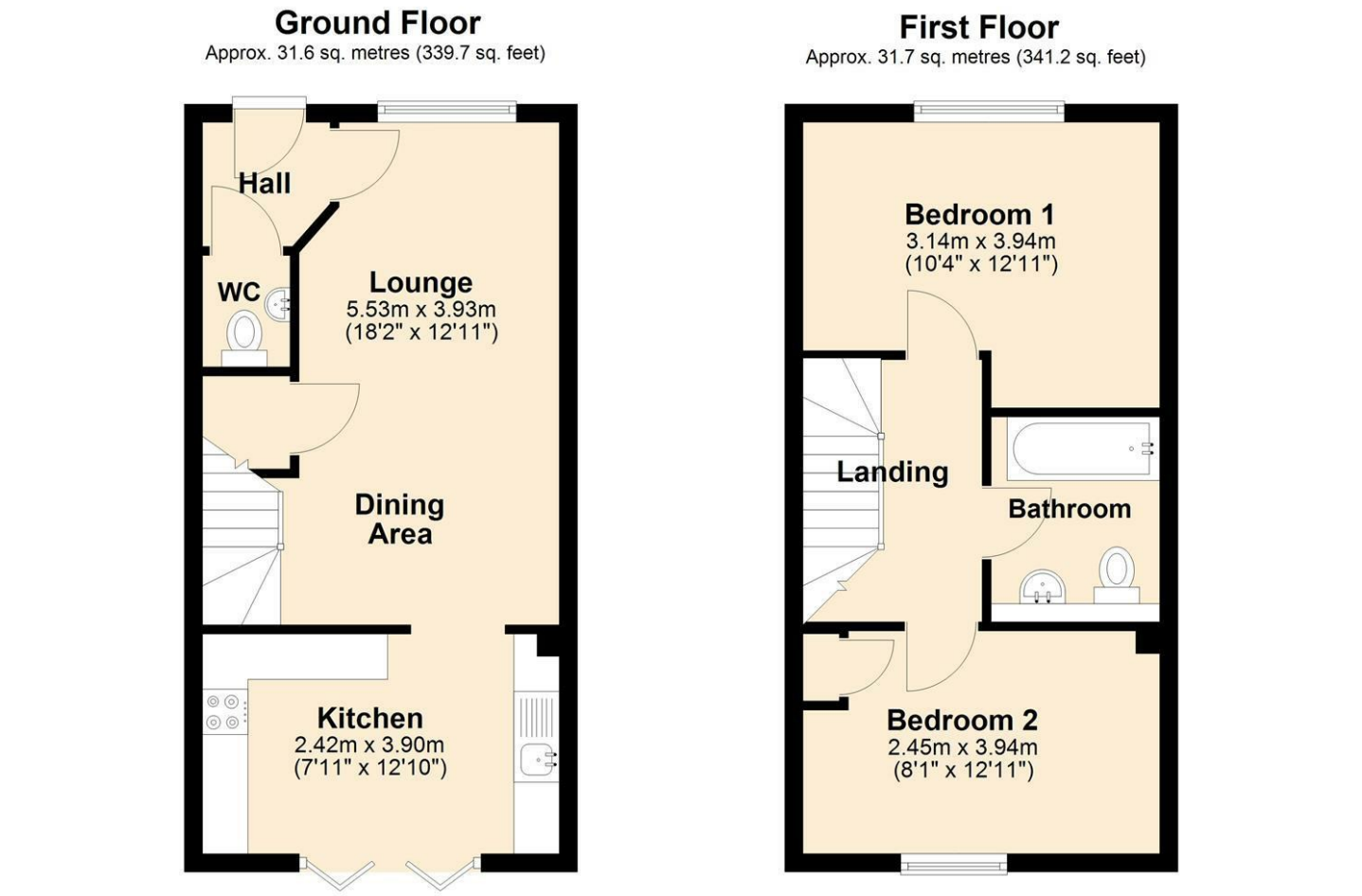
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

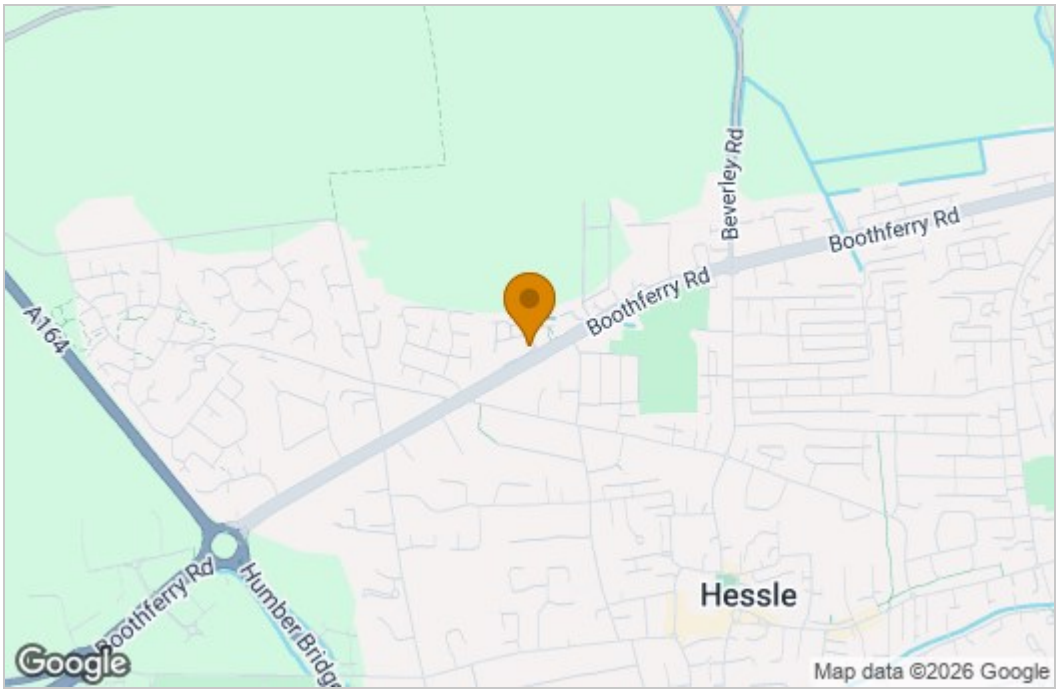
Whitakers Estate Agent Declaration
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

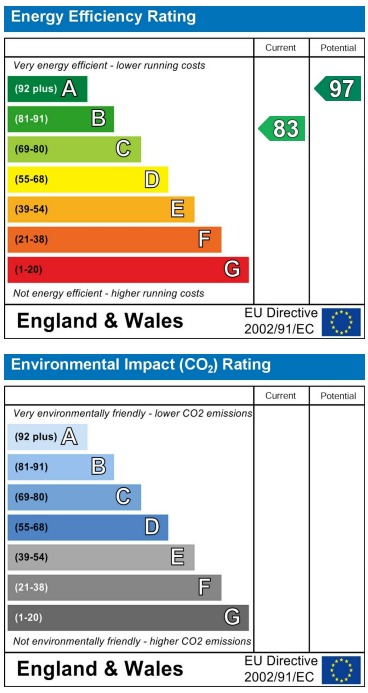


Total area: approx. 63.3 sq. metres (680.9 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

38 Wilson Street, Anlaby, East Riding Of Yorkshire, HU10 7AN
Tel: 01482 657657 Email: anlaby@whitakers.co.uk https://www.whitakers.co.uk