



SYMONDS + GREENHAM

Estate and Letting Agents



3 Sandmoor Close, Hull, HU8 9EB

£250,000

Symonds and Greenham are delighted to present this exceptional three bedroom detached family home on Sandmoor Close, a quiet and highly sought after residential location in HU8, just off Salthouse Road and perfectly placed for excellent amenities and well regarded schools.

Having undergone a stunning transformation, this home is presented in true show home condition with a super stylish Scandinavian inspired interior throughout. Every detail has been thoughtfully considered, creating a bright, contemporary and effortlessly elegant living space that is completely move in ready.

The accommodation briefly comprises a welcoming entrance hall, a beautifully styled Scandi living room with a seamless adjoining dining area, and a sleek modern kitchen designed for both practicality and entertaining. A separate utility room, convenient ground floor WC and integral garage complete the ground floor layout.

To the first floor are three good sized bedrooms, including a superb primary suite with a stylish en suite, alongside a modern and beautifully finished family bathroom.

Externally, the property continues to impress. The rear garden is beautifully landscaped with a generous lawn offering ample space for children's play equipment, a covered BBQ area perfect for entertaining, and a patio with pergola creating a wonderful setting for outdoor dining and relaxing.

Ideally located in HU8 off Salthouse Road, immaculately presented and finished to an exceptional standard, this is a beautiful family home that truly stands out and is not to be missed.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band D.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

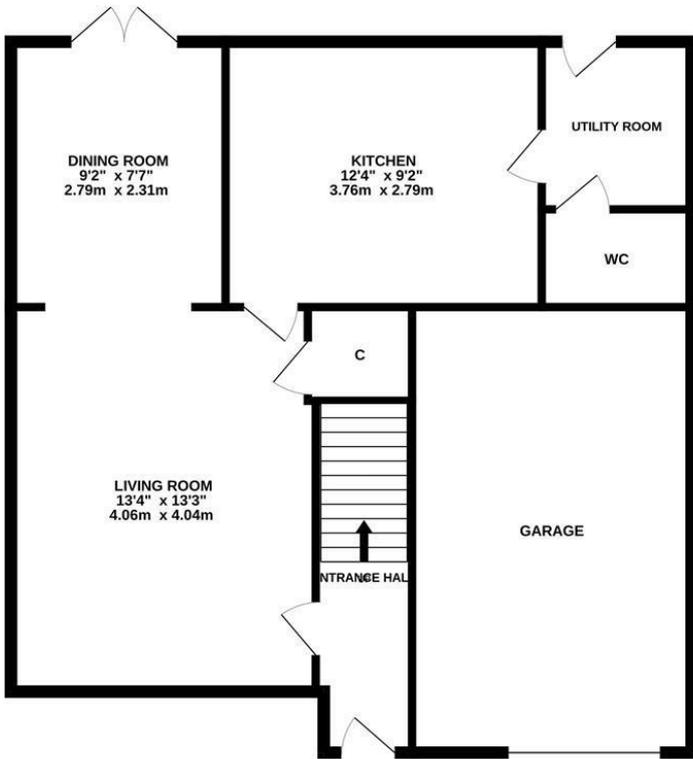
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

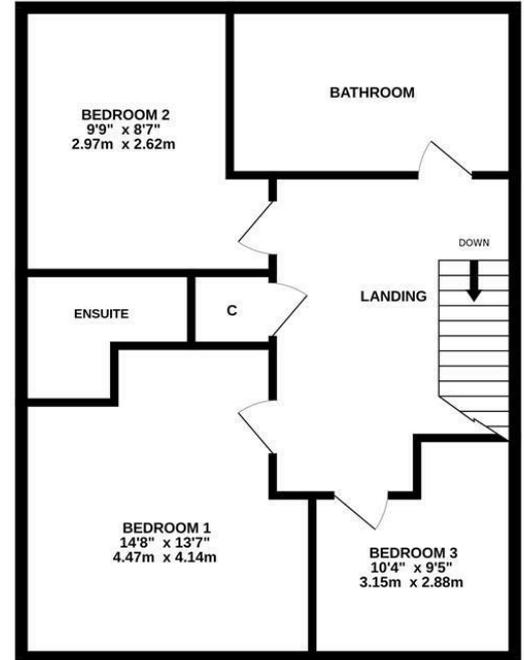
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

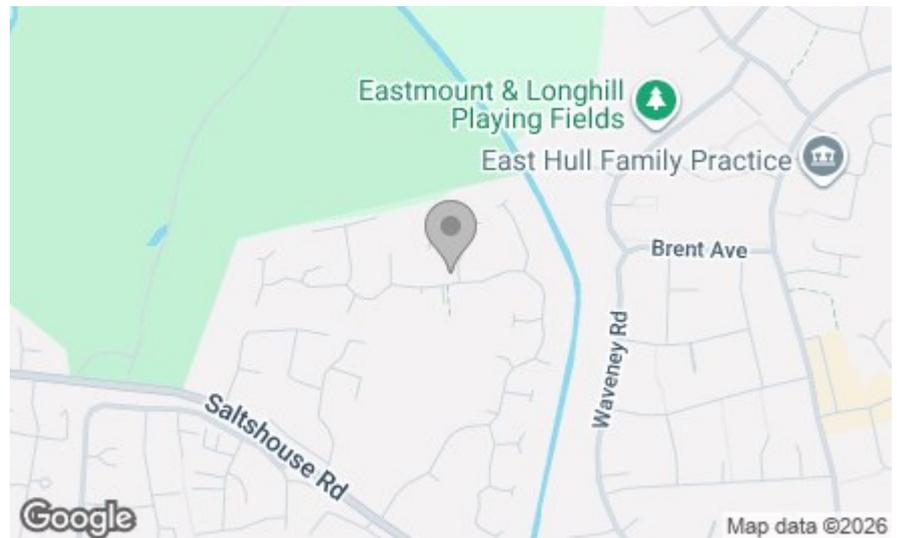
GROUND FLOOR



1ST FLOOR



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 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC