Whitakers
Estate Agents



9 Sandale Court

, Hull, HU5 5DW

£125,000

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Accommodation Comprises

Entrance
UPVC double glazed door and side windows.

Lounge
14'1 x 13'7 (4.29m x 4.14m)
UPVC double glazed window , laminate flooring, electric heater and stairs leading to the first floor.

Kitchen Diner
10'4 x 6'2 (3.15m x 1.88m)
UPVC double glazed window, a range of base, wall and drawer units with work tops above and splash back tiles. Integrated oven and hob with extractor hood over and sink unit with mixer tap.

Dining area
10'5 x 7'3 (3.18m x 2.21m)
UPVC double glazed French doors, laminate flooring and laminate flooring.

Landing
Storage cupboard, loft hatch and electric metre.

Bedroom One
8'5 x 13'7 (2.57m x 4.14m)
UPVC double glazed window and electric heater.

Bedroom Two
9'5 x 7'3 (2.87m x 2.21m)
UPVC double glazed window and electric heater.

Bedroom Three
6'6 x 7'9 (1.98m x 2.36m)
UPVC double glazed window and electric heater.

Bathroom
UPVC double glazed window, panelled bath, low flush WC, pedestal sink unit and electric shower. Partially tiled walls.

Externally
Externally to the front is a small low maintenance garden, the rear garden is enclosed to the boundary and mainly laid to lawn. With residents parking beyond.

Tenure
The property is freehold. Please note a £16.00 approx per month charge is applicable to the management company.

Council Tax Band
Council Tax Band B.

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - EE/ Vodafone / Three / O2
Broadband - Basic 13Mbps / Ultrafast 1000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Additional products and services
Whitakers 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.

Disclaimer

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.

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Sales 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.

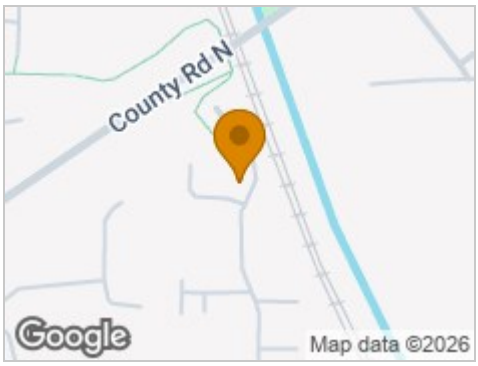








Road Map



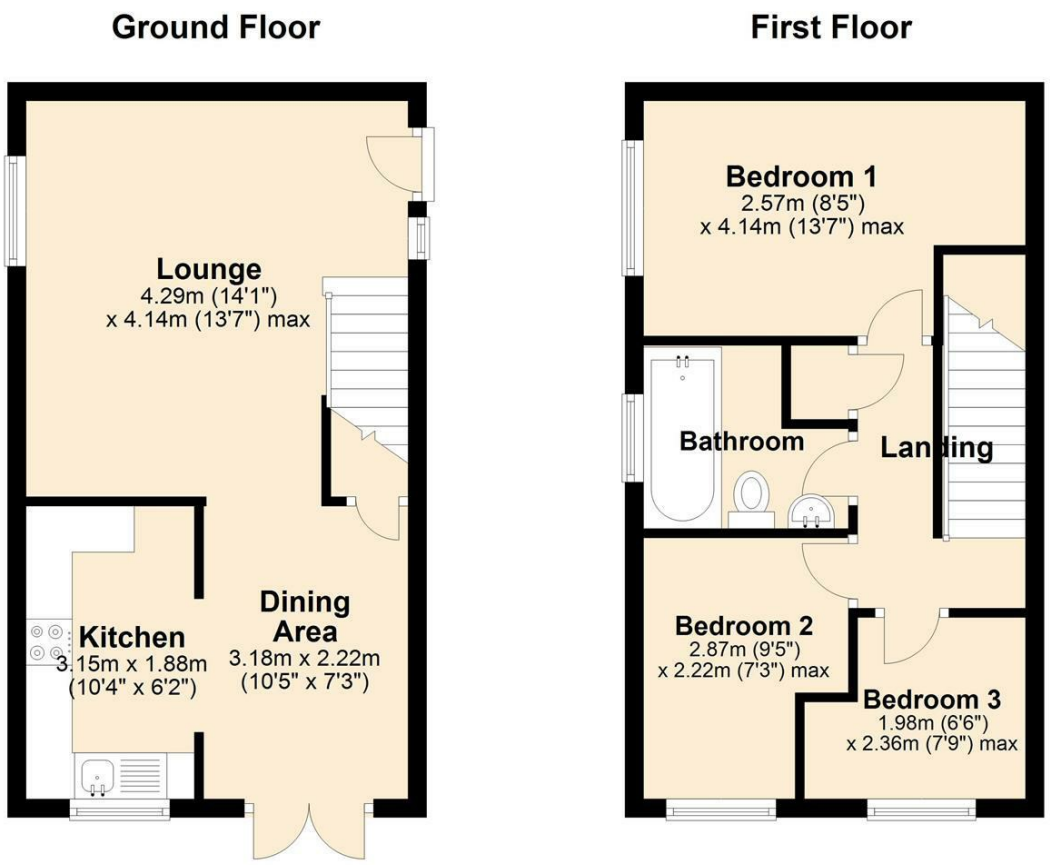
Hybrid Map



Terrain Map



Floor Plan

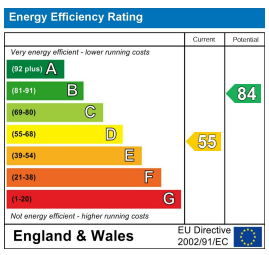


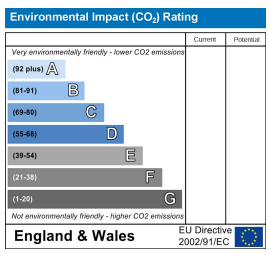
Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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.

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