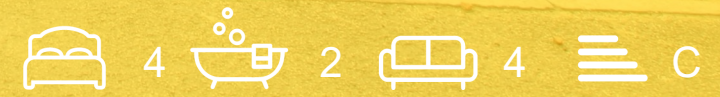


staniford
grays



53 Sandringham Road, Brough, East Yorkshire, HU15 1UE
Offers Over £300,000





53 Sandringham Road

Brough, East Yorkshire, HU15 1UE

- UPGRADED SPECIFICATION
- OPEN PLAN DAYROOM KITCHEN
- 2 BATHROOMS + W.C.
- GARAGE AND DOUBLE DRIVEWAY
- OVER 1500 SQUARE FEET IN SIZE
- VERSATILE LAYOUT
- 4 BEDROOMS
- GENEROUS AND WIDE PLOT
- END OF CUL-DE-SAC POSITION
- FITTED BEDROOM FURNITURE

MODERN FAMILY HOME WITH FULLY UPGRADED AND EXTENDED INTERIOR – OVER 1500 SQUARE FEET IN SIZE.

Well positioned in an end of cul-de-sac position and boasting a wide frontage with smartly appointed living accommodation provided to three floor levels. The vendors have created a modern family home and given the improvements made over recent years. The property boasts good levels of flexibility and broad applicant appeal.

The arrangement of accommodation to the ground floor comprises, Entrance Hallway, Cloakroom W.C, Utility Room, Study/Playroom, Dining Kitchen and open plan reception to an extended Dayroom. To the first floor a landing provides access to a Reception Lounge, and Principal Bedroom with Shower Room. To the second floor 3 generous Bedrooms feature and well specified main Bathroom.

Externally a double driveway offers parking with access to a Single Garage with private and enclosed gardens to the rear wrapping around the property with a private outlook.

Given the quality of home on offer and ready to move in condition, Sandringham Road comes highly advised for further internal inspection.



Offers Over £300,000



GROUND FLOOR

ENTRANCE HALLWAY

Accessed via composite style entrance door with laminate to floor coverings, staircase approach to first floor level, access provided to ground floor reception spaces.

STUDY / PLAY ROOM

11'1" x 6'5" (3.40 x 1.96)

With uPVC double glazed fret-style window to the front outlook, laminate to floor coverings, a versatile space used currently as a dedicated study area but has the opportunity to be used as a play room.

OPEN PLAN DINING / KITCHEN / DAY ROOM

20'7" x 14'4" (6.29 x 4.39)

(at longest and widest point)
With dedicated recessed dining area, access through to storage cupboard and utility room. Well appointed high gloss kitchen with complementary granite work surfaces and finished in a high gloss laminate, integrated appliances include double oven, hob, extractor canopy, dishwasher, fridge freezer, pull-out pantry, recessed sink unit with drainer to work surface, inset spotlights to ceiling, laminate to full floor coverings, underfloor heating throughout.
Being open plan to...

GARDEN ROOM

13'10" x 12'4" (4.23 x 3.78)

Used currently as an informal reception space with excellent levels of natural daylight provided via uPVC double glazed mounted units and glazed roof, with French doors leading to the patio terrace, air conditioning units, laminate flooring continuing throughout.

CLOAKROOM / W.C

Well appointed with white sanitaryware including basin inset to vanity unit, low flush w.c, heated towel rail, tiling to floor and wall coverings.

UTILITY ROOM

7'3" x 4'3" (2.22 x 1.31)

With a range of fitted wall and base units, 1.5 bowl sink and drainer with mixer tap, space and plumbing for washing machine and dryer.

FIRST FLOOR

LANDING

Gives access to sitting room and main principal bedroom, with balustrade and spindles to stairwell.

PRINCIPAL BEDROOM

10'11" x 12'7" (3.34 x 3.84)

With uPVC double glazed windows to the rear, fitted wardrobes to one full wall length, of double bedroom proportions. Provides access to...

EN SUITE SHOWER ROOM

Immaculately appointed with walk-in recessed shower tray with wall mounted showerhead and console, inset basin to vanity storage unit, low flush w.c, wall mounted cabinetry, contemporary tiling to floor and wall coverings, heated towel rail.

SITTING ROOM / RECEPTION TWO

16'8" x 12'11" (5.10 x 3.95)

Used currently as a dedicated lounge, with uPVC double glazed window and French doors with Juliet style balcony to the elevated street outlook, enjoying good levels of natural daylight, panelled feature wall detailing, modern style radiator.



SECOND FLOOR

LANDING

Providing access to three bedrooms and house bathroom.

BEDROOM TWO

With fitted wardrobes to one full wall length, uPVC double glazed windows to the rear elevation.

11'1" x 12'6" (3.40 x 3.83)

BEDROOM THREE

With uPVC double glazed windows and fitted wardrobes to wall length.

11'1" x 11'11" (3.40 x 3.65)

BEDROOM FOUR

With uPVC double glazed window to the front outlook.

8'10" x 7'7" (2.70 x 2.33)

HOUSE BATHROOM

Immaculately appointed with panel bath and shower screen with wall mounted showerhead and console over, inset basin to vanity unit, low flush w.c. heated towel rail, inset spotlights to ceiling, modern tiling to floor and wall coverings, wall mounted cabinetry.

7'4" x 6'4" (2.25 x 1.94)

OUTSIDE

The subject dwelling remains uniquely positioned on a private end of cul-de-sac position, benefiting from a broad roadside frontage and a larger than average plot.

With brick set driveway offering ample parking provision for multiple vehicles and additional laid to lawn grass area also features to the front boundary, with boarded fencing and gated access to the side. With single garage featuring roller door and full power and lighting. Access is provided to the side and rear gardens with pathway extending from the immediate building footprint, with laid to lawn grass section wrapping around the end position of the property, with boarded fencing to perimeter boundaries, open outlook and dedicated outdoor office / bar with full power and lighting, external tap point.

AGENTS NOTE

The property has been upgraded and modernised over the years to a good standard and comes ready for immediate family living, boasting a larger than average plot size with good levels of privacy offered to both side and rear gardens. With viewing available via the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'D'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire
At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

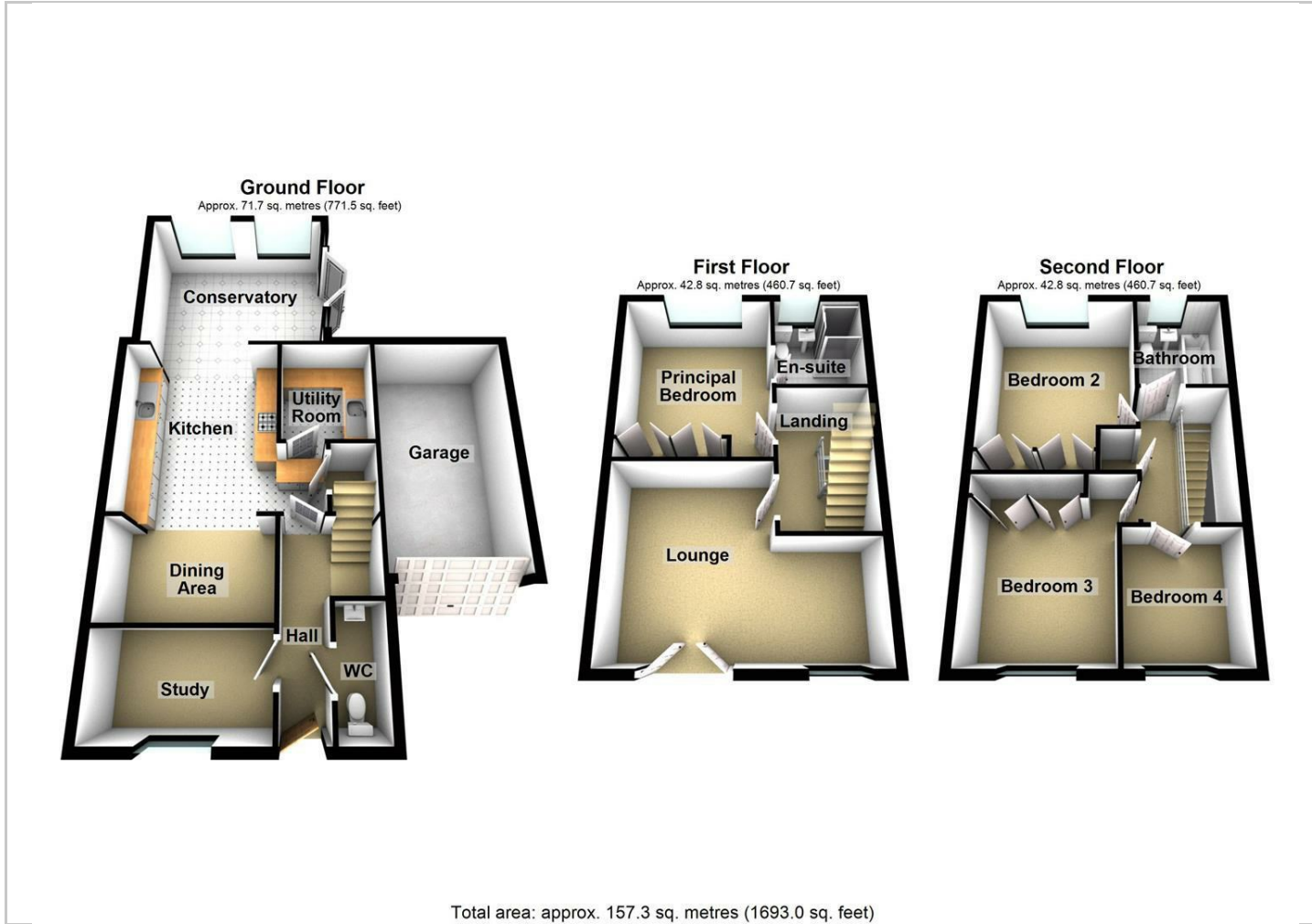
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES

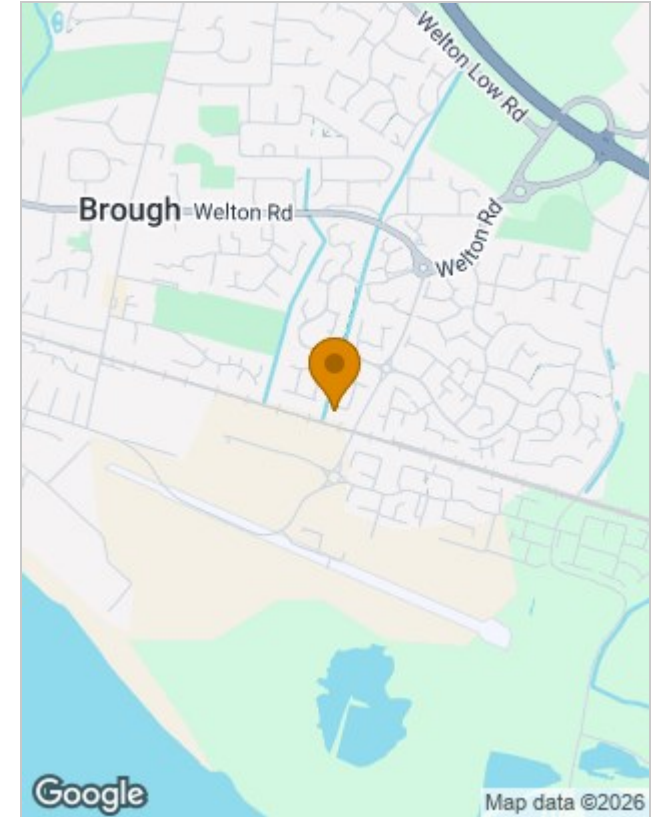
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



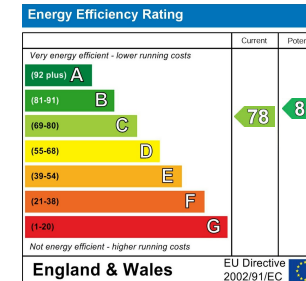
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.