



Sanderson Drive, Hessele, HU13 0FZ

£205,000

Modern high specification house on popular development. Modern kitchen with appliances, bi fold doors to rear plus contemporary bathroom & WC. Well presented & upgraded gardens plus off road parking.



7 Sanderson Drive, Hessle, HU13 0FZ

We are delighted to offer for sale this high specification semi detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools. Having been constructed in 2022 by Beal Homes the property still benefits from over 6 years remaining of its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with appliances plus contemporary bathroom and WC. Items of note include bi fold doors to the rear plus wardrobes to bedroom 1. There are ample sockets and media points. The property is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge dining room, kitchen and WC. There are 2 double bedrooms plus a family bathroom accessed from the first floor landing.

The property benefits from well presented gardens with patio, lawn and external tap. There are 2 parking spaces to the front.

Tenure - Freehold
Council Tax - Band B

The property comprises.

GROUND FLOOR

Entrance Hall

With entrance floor mat.

Lounge Dining Room 18'1"(max) x 9'11"(max) (5.52m(max) x 3.04m(max))

With carpets and blinds. Access to store.

Kitchen 12'9" x 7'11" (3.91m x 2.42m)

Having a comprehensive range of

modern wall and base units with complimenting laminate worktops and upstands plus glass splash back. With integrated oven, hob, hood, washer drier and dishwasher plus a fridge freezer and 1.5 sink and mixer tap. With recessed spot lights and floor tiling. Bi fold doors leading to the rear garden.

WC 4'1" x 3'6" (1.26m x 1.08m)

Having contemporary white sanitary ware with tiling, floor tiling and recessed spot lights.

FIRST FLOOR

Bedroom 1 12'10"(max) x 10'3"(max) (3.92m(max) x 3.14m(max))

With carpets, blinds and wardrobe.

Bedroom 2 12'11"(max) x 8'0"(max) (3.94m(max) x 2.45m(max))

With carpets and blinds.

Bathroom 6'7" x 6'1" (2.03m x 1.87m)

Having contemporary white sanitary ware with shower and screen to bath, tiling, floor tiling, ladder radiator and recessed spot lights.

EXTERNAL

The property benefits from well presented gardens with patio, lawn and external tap. There are 2 parking spaces to the front.





