

# Whitakers

Estate Agents



46 Standidge Drive

, HULL, HU8 0RW

Guide Price £170,000



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## Entrance hall

Via a Upvc double glazed door, spacious hall with radiator and loft access, storage cupboard

## Lounge

18'3" x 15'4" (5.573 x 4.674)

Ample size lounge with Upvc double glazed bay to the front aspect, a radiator

## Kitchen/Dining Room

21'11" x 11'2" (6.682 x 3.398)

Ample size with a range of base and wall units, plumbing for an automatic washing machine, plenty of space for dining, a Upvc double glazed window to the rear aspect, and door leading out to the rear garden, a radiator

## Conservatory

17'5" x 17'6" (5.315 x 5.327)

Wow, just look at the space on offer! excellent for a family room with radiator, wood effect flooring and Upvc double glazed french doors to the side aspect.

## Bedroom One

11'9" x 8'9" (3.579 x 2.666)

The bedroom has a Upvc double glazed window to the front aspect, a radiator and a range of fitted furniture

## Bedroom Two

11'11" x 9'6" (3.644 x 2.905)

The 2nd bedroom has a range of fitted furniture, a radiator and a Upvc double glazed window to the rear aspect.

## Bathroom

8'3" x 5'10" (2.505 x 1.782)

The bathroom is fitted with a panel bath with mixer tap shower, a low level wc and a pedestal wash hand basin, a Upvc double glazed window to the rear aspect, a radiator and tiled walls

## En-suite shower room

9'0" x 7'0" (2.735 x 2.146)

The en suite has a shower enclosure with thermostatic shower, a back to wall wc and vanity wash hand basin, a Upvc double glazed window to the rear aspect, a radiator. Tiled walls and floor

## Outside

To the front of the house there is ample parking for several vehicles, block paved drive and integral garage.

To the rear of the house there is a generous sunny private garden with a mixture of various flowers, plants, trees and shrubs, a summer house/potting shed, a pond and raised decking seating areas.

## Additional services

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

We are legally obligated 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 and the Vendor and Buyer.

Tel: 01482 877177

### Agents notes

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.

### Valuations

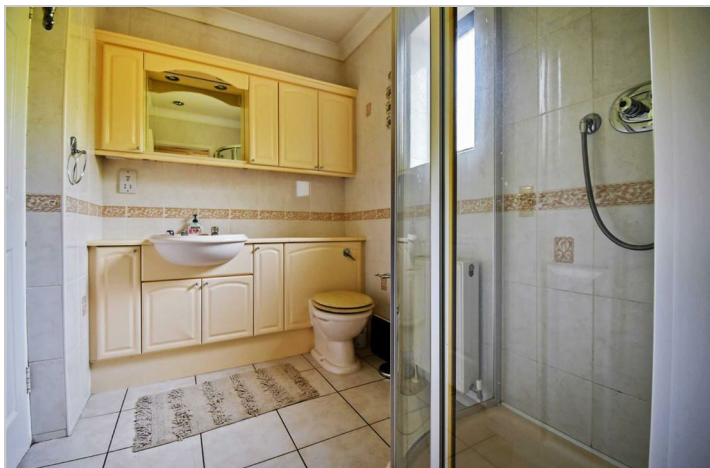
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\*\*Please note that any services, heating system or

appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*



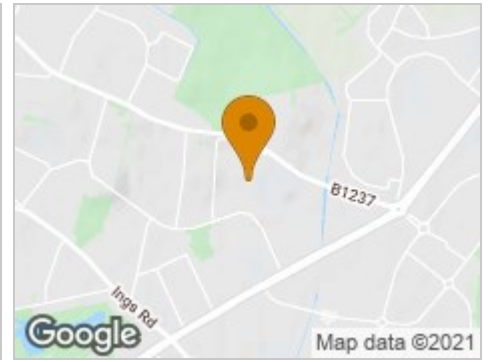
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



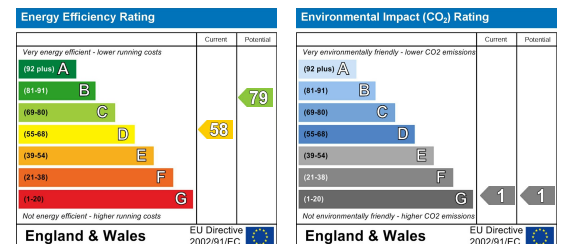
### Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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