



2 Bedroom End Terraced House

Sinderby Walk, Hull, HU5 4SP

Offers in Region of

£134,950



- 2 BEDROOMS WITH LOFT SPACE • IDEAL LOCATION • FITTED KITCHEN WITH RANGE STYLE COOKER • DUAL ASPECT THROUGH LOUNGE/DINING AREA • LOW MAINTENANCE GARDEN • BRICK STORE AND GARAGE • VACANT POSSESSION ON COMPLETION • NO CHAIN INVOLVED





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Home Estates are delighted to offer to the market a well-presented family home. This attractive and well-maintained home offers spacious and versatile accommodation throughout. The ground floor comprises a welcoming entrance hall, a bright dual-aspect lounge with a bow window to the front and patio doors opening onto the rear garden, together with a fitted kitchen offering a range of units, ample worktop space, and direct garden access.

To the first floor are two well-proportioned bedrooms, a family bathroom, and a separate WC. A fixed staircase leads to a useful boarded loft room on the second floor, featuring a Velux window, power, lighting, radiator, eaves storage, and fitted shelving, providing excellent additional space.

Externally, the property benefits from a low-maintenance rear garden with a paved patio seating area and gated rear access. Further advantages include a brick-built store, garage, and allocated parking located to the rear of the property.

Offered with vacant possession and no onward chain.
One not to be missed!

Location

This property is perfectly placed for all amenities with good local shopping centres. However, the village of Cottingham is just minutes away for a more extensive and interesting shopping experience.

Other amenities include regular public transport connections, together with a post office, library, fitness centre and golf park within Cottingham village and the surrounding areas.

There are highly sought after and reputable schools, colleges and academies and the University of Hull is also easily accessed and just a short commute from the property along the neighbouring Cottingham Road.

Property Description

Ground Floor

Entrance - Double glazed front entrance door leads through to entrance hall.

Entrance Hall - Staircase off to first floor.
Understairs storage/meter cupboard.
Radiator.
Laminate flooring

Lounge - 20' 2" x 11' 6" (6.16m x 3.52m) Extremes to extremes.
Dual aspect.
Double glazed bow window providing aspect over the front garden area.
Patio doors providing views and access to the rear patio and garden beyond.
Feature fire surround with coal effect living flame electric fire, marble effect back and hearth.
Coving.
Radiator.
Laminate flooring.

Kitchen - 8' 11" x 8' 11" (2.74m x 2.74m) Extremes to extremes.
Double glazed window with aspect over the rear patio and garden beyond.
Range of matching base, drawer and wall mounted units.
Roll edged laminate work surface housing a single drainer sink unit with mixer tap over.
A further work surface houses a Range style cooker.
Contrasting tiled surround.
Plumbing for automatic washing machine.
Space for fridge/freezer.
Double glazed rear entrance door.



Radiator.
Laminate flooring.

First Floor

Landing - Built in storage cupboard.
Double glazed opaque window.

Bedroom One - 15' 2" x 9' 4" (4.63m x 2.85m) Extremes to extremes.
Double glazed windows with aspect over the front garden area.
Radiator.

Bedroom Two - 10' 9" x 9' 2" (3.29m x 2.81m) Extremes to extremes plus door access.
Double glazed window with aspect over the rear garden area.
Radiator.

Bathroom - White 2 piece suite comprising panel bath with shower over and pedestal wash hand basin.
Contrasting tiled surround.
Double glazed opaque window.
Radiator.

W.C. - 2 piece suite comprising of a low flush W.C. and wall mounted wash hand basin.
Contrasting tiled surround.
Double glazed opaque window.
Radiator.

Second Floor

Boarded Loft Space - 18' 3" x 9' 4" (5.58m x 2.87m)
Extremes to extremes.
Fitted Velux skylight window.
Space to eaves and built in storage shelving.
Power and light.
Concealed gas central heating boiler.
Radiator.

Exterior

Rear Garden - Paved patio/seating area with fine stone gravel inset.
Timber boundary and perimeter fencing.
Timber access gate to rear.
Brick store with power.
Garage with service door from the main garden and up & over door from the rear of the property.
Allocated parking space in front of the garage .

Front Forecourt Area - The front forecourt area has been laid with plum slate for ease of maintenance.

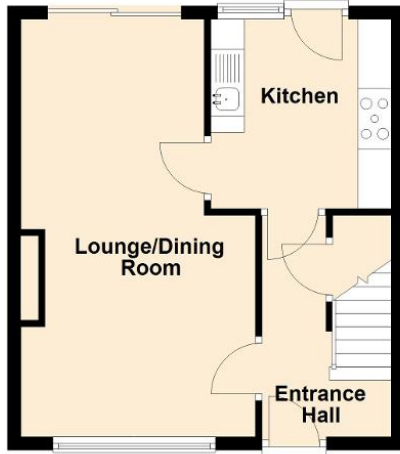
Council tax band: A



MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

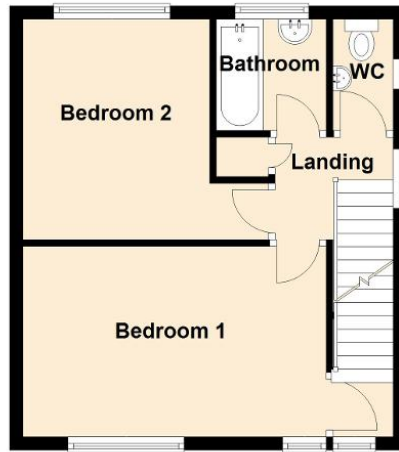
Ground Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



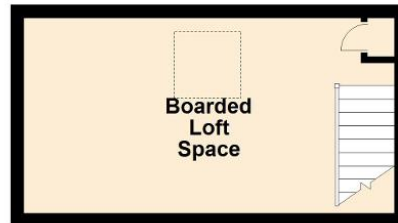
First Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



Second Floor

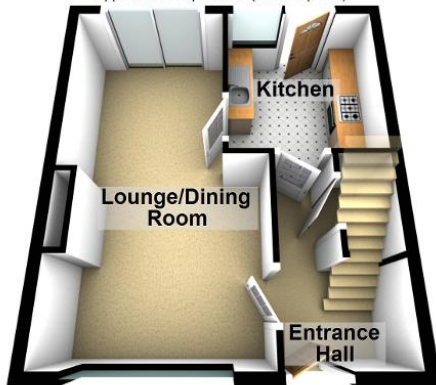
Approx. 16.2 sq. metres (174.1 sq. feet)



Total area: approx. 85.4 sq. metres (919.7 sq. feet)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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