Whitakers
Estate Agents

30 Swinegate, Hessle, HU13 9LH

£250,000

** NO ONWARD CHAIN **

Nestled in the heart of the Hessle Town Conservation Area, 'Old Beech Cottage' is a character-filled three-bedroom detached home brimming with history and charm, offering a rare chance to create a truly special family residence.

The ground floor features a well-proportioned layout, with a porch leading into a welcoming hallway, lounge with fitted appliances, spacious dining room, sitting room with veranda off, and fitted kitchen. A rear lobby provides access to a cloakroom and useful storage.

Fixed stairs from the lounge and sitting room lead to the first floor, which features two bedrooms with en-suite facilities, a generous third bedroom, and a bathroom furnished with a three-piece suite.

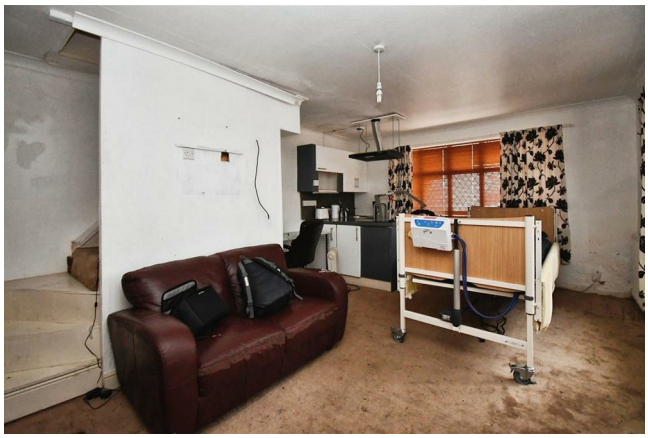
Externally, the property occupies a generous plot with gardens surrounding the house. A paved frontage with established planting forms the approach, while a side driveway offers off-street parking and access to the detached garage and an additional low-maintenance area.
A lawned section to the side provides a blank canvas for future landscaping or enhancement.

The accommodation comprises

Ground floor

Hall
Wooden door, and carpeted flooring. Leading to

Lounge 13'1" x 16'6" maximum (4.00 x 5.04 maximum)



Two UPVC double glazed windows, central heating radiator, feature fireplace, fixed staircase to bedroom one, and carpeted flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap and integrated hob with extractor hood above.

Dining room 6'6" x 12'0" (2.00 x 3.68)

Two wooden double glazed windows, central heating radiator, and carpeted flooring. Fitted with a worktop with splashback tiles above, and sink with mixer tap.

Inner lobby
Central heating radiator, and wooden flooring. Leading to :

Sitting room 13'3" x 17'11" (4.04 x 5.48)

UPVC double glazed window, central heating radiator, fireplace, fitted storage, and tile effect laminate flooring. Fixed staircase to the first floor.

Veranda 9'9" x 9'7" (2.98 x 2.93)

UPVC double glazed throughout with French doors opening into the rear garden.

Kitchen 13'3" x 13'6" (4.04 x 4.13)
UPVC double glazed window, and part laminated flooring and tile effect laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback panelling above, sink with mixer tap, two ovens, and hob with extractor hood above.

Rear lobby
UPVC double glazed door, built-in storage cupboard, and tile effect laminate flooring.

W.C.
UPVC double glazed window, and tile effect laminate flooring. Furnished with a two-piece suite comprising wash basin with mixer tap, and low flush W.C.

First floor

Landing
Built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 12'2" x 10'3" (3.72 x 3.13)

UPVC double glazed window, central heating radiator, and carpeted flooring.

En-suite shower room

UPVC double glazed window, central heating radiator, built-in and fitted storage, partly tiled to splashback areas, and laminate flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap, and low flush W.C.

Bedroom two 10'8" x 9'4" (3.26 x 2.85)

UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

En-suite bathroom

UPVC double glazed window, central heating radiator, partly tiled to splashback areas, and tiled / carpeted flooring, furnished with a three-piece suite comprising a Elle's bath with mixer tap and shower, pedestal sink with dual taps, and low flush W.C.

Bedroom three 13'3" x 10'5" (4.06 x 3.18)

UPVC double glazed window, central heating radiator, built-in storage, and carpeted flooring.

Bathroom

UPVC double glazed window, partly tiled to splashback areas, and laminate flooring. Furnished with a three-piece suite comprising corner bath with mixer tap / shower and electric

shower, vanity sink with mixer tap, and low flush W.C.

External

Externally, the property occupies a generous plot with gardens surrounding the house. A paved frontage with established planting forms the approach, while a side driveway offers off-street parking and access to the detached garage and an additional low-maintenance area.
A lawned section to the side provides a blank canvas for future landscaping or enhancement.

Aerial view of the property

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - HES345030000
Council Tax band - D

EPC rating

EPC rating - E

Material Information

Construction - Standard
Conservation Area - Hessle Town
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 21 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Additional Services

Whitaker 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.

Agents Notes

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.

Free Market Appraisals / 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.

Whitakers Estate Agent Declaration

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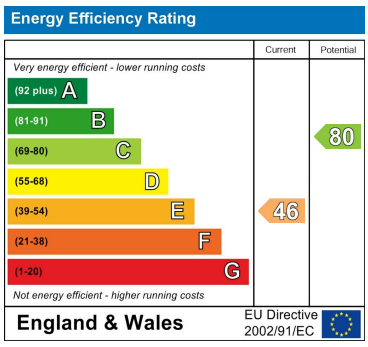
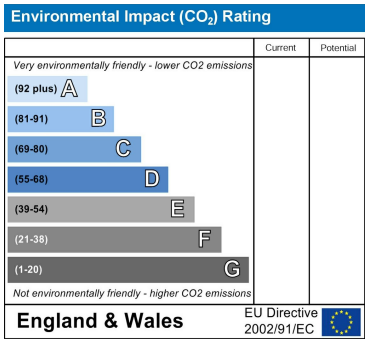
Floor Plan

Total area: approx. 165.7 sq. metres (1783.2 sq. feet)

Area Map

Energy Efficiency Graph





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