



10 Brigg Drive

First Lane, Hessle, HU13 9HQ

Asking Price £169,950

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Description

An ideal opportunity for the first time buyer wanting to make their first step onto the property ladder or the growing family looking to upsize to a larger home, this three bedroom semi-detached property is situated in a popular residential location in the Hessle area, boasting close proximity to good local schools, local amenities and leisure facilities along with transport links to and from the city centre.

Briefly comprising entrance hall, lounge, dining kitchen and conservatory to the ground floor, and three good sized bedrooms along with family bathroom to the first floor.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Entrance hall

Upvc double glazed entrance door and window, central heating radiator, storage cupboard, laminate flooring and staircase to landing off.

Lounge

16'8" x 15'7" maximum (5.10 x 4.75 maximum)

Upvc double glazed windows, central heating radiator, Adam style fire surround with tiled back and hearth and a living flame gas fire, coved ceiling and laminate flooring. Double doors lead to:

Dining kitchen

16'8" x 9'4" (5.10 x 2.86)

Upvc double glazed windows, central heating radiator, double glazed patio doors leading to the conservatory, fitted with a range of base wall and

drawer units with fitted work surfaces and a colour coded single drainer sink unit and mixer tap, plumbed for an automatic washing machine, split level oven and hob and laminate flooring.

Conservatory

8'10" x 6'10" (2.70 x 2.10)

Upvc double glazed windows and doors and laminate flooring.

Landing

Upvc double glazed window. Leads to:

Bedroom One

14'0" x 9'8" maximum (4.29 x 2.97 maximum)

Upvc double glazed window, central heating radiator, laminate flooring and fitted wardrobes with sliding doors.

Bedroom Two

10'9" x 9'3" maximum (3.30 x 2.83 maximum)

Upvc double glazed window, central heating radiator, coved ceiling and fitted wardrobes.

Bedroom Three

9'6" x 6'8" maximum (2.90 x 2.05 maximum)

Upvc double glazed window, central heating radiator, coved ceiling, laminate flooring and a large storage cupboard.

Bathroom

Upvc double glazed windows, central heating radiator, fully tiled and fitted with a three piece suite comprising panelled bath with a mixer shower over, pedestal wash basin and a low flush WC.

Gardens

To the front of the property there is a paved garden

and boundary hedge providing off street parking. A shared driveway widens and leads to the garage. At the rear of the property there is a further paved and gravelled garden with a storage shed.

Garage

Pre cast concrete garage with an up and over door.

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.

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

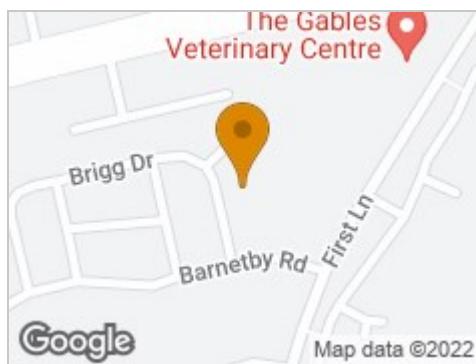
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



Road Map



Hybrid Map



Terrain Map

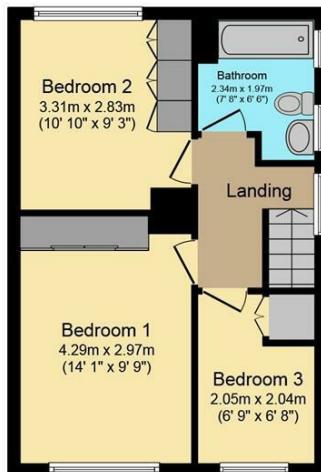


Floor Plan



Ground Floor

Floor area 45.7 sq.m. (492 sq.ft.) approx



First Floor

Floor area 39.2 sq.m. (422 sq.ft.) approx

Total floor area 84.9 sq.m. (914 sq.ft.) approx

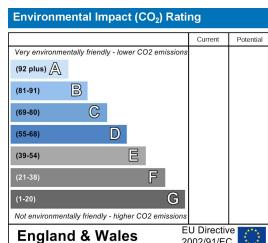
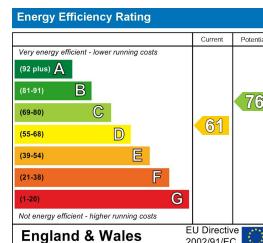
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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