

Whitakers

Estate Agents



55 Richmond Road, Hessle, HU13 9DW

£169,950

**** NO ONWARD CHAIN ****

This immaculate end terrace house has been the subject of much enhancement and extension / remodelling by its current owner to provide a modern living style within this charismatic and traditional style of property.

The internal layout briefly comprises entrance lobby, open plan lounge / dining room / fitted kitchen with utility room and conservatory to the ground level. A fixed staircase ascends to the first floor which boasts a fitted master bedroom, a good second bedroom and a bathroom suite furnished with a three-piece suite.

Externally to the front aspect there is a low maintenance garden with a planted section. A shared side passage leads to a wooden gate which opens to the rear garden : low maintenance in design being block paved with stocked borders and fencing to the surround. The residence also benefits from having a double width detached garage which can be used to store a vehicle.

Taken together, the accommodation on offer is ideal for anyone seeking to reside within close proximity of the well serviced Hessle square and scenic nature trails including the Hessle Foreshore and 'Little Switzerland'.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Ground floor

Entrance lobby

UPVC double glazed entrance door, central heating radiator and laminate flooring. Leading to:

Lounge 14'7" x 11'6" (4.47 x 3.51)



UPVC double glazed bay window, under stairs storage cupboard and laminate flooring.

Dining area 7'5" x 9'3" (2.28 x 2.82)



Central heating radiator and laminate flooring.

Utility room

Two UPVC double glazed windows, tiled flooring and fitted with a contemporary worktop, low flush W.C and plumbing for a washing machine.

Kitchen 8'8" x 10'1" (2.66 x 3.09)



Skylight, laminate flooring and fitted with a range of white gloss floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap and a range of integrated appliances including oven with hob and extractor hood above and fridge-freezer.

Conservatory 11'3" x 9'11" (3.43 x 3.04)



UPVC double glazed throughout with French doors opening to the rear garden and laminate flooring.

First floor

Landing

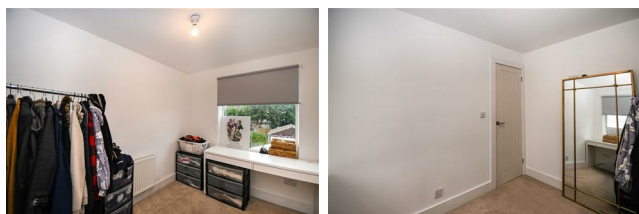
With access to the loft hatch, UPVC double glazed window and carpeted flooring.

Bedroom one 10'2" x 11'8" maximum (3.10 x 3.58 maximum)



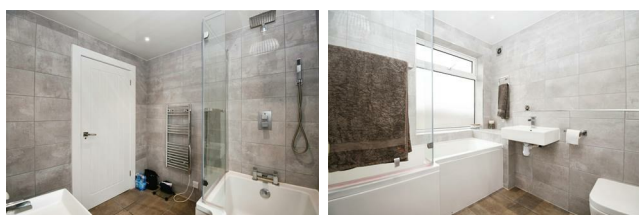
Two UPVC double glazed windows, central heating radiator, fitted wardrobe and carpeted flooring.

Bedroom two 10'3" x 6'11" (3.14 x 2.12)



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

Bathroom



UPVC double glazed window, electric radiator, fully tiled and furnished with a three piece suite comprising P shaped panelled bath with mixer tap / shower and waterfall shower, wash basin with mixer tap and low flush W.C.

External



Externally to the front aspect there is a low maintenance garden with a planted section. A shared side passage leads to a wooden gate which opens to the rear garden : low maintenance in design being block paved with stocked borders and fencing to the surround. The residence also benefits from having a double width detached garage which can be used to store a vehicle.

Key features



Hessle town location
Detached garage which accommodates off-street parking
Immaculately presented throughout
Open plan lounge / dining area / kitchen

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - HES293055000
Council Tax band - A

EPC rating

EPC rating - D

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - No risk
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 18 Mbps / Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

Additional Services

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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

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.

Floor Plan

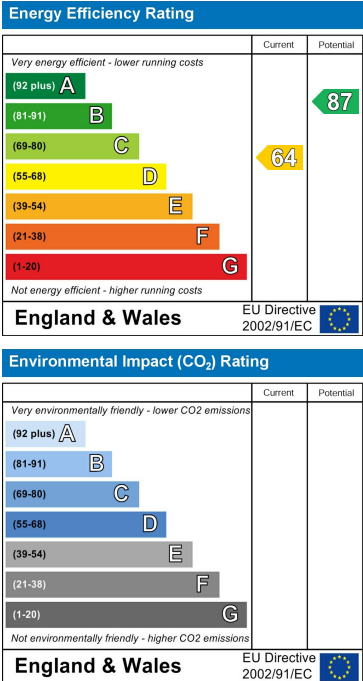


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.