

Whitakers

Estate Agents



21 Fishemore Avenue

, Hessele, HU13 9JS

Offers Over £170,000



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Description

This deceptively spacious three bed property has been altered and enhanced from its original design, making this a lot larger than neighbouring properties in the same area, ideal for the growing family looking to be in this ever popular location.

The main features include; entrance; front lounge, and large extended open plan kitchen / diner and tiled bathroom suite. The first floor boasts three good bedrooms (master fitted) and a fixed staircase to the boarded loft space.

Externally to the front is a low maintenance garden gravel, and to the rear of the property is a large enclosed garden which is mainly laid to lawn.

This property would make an ideal family home, close to good schools and has a wide range of local amenities on its doorstep, early viewings advised.

The Accommodation Comprises

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Ground Floor

Entrance Hall

Upvc double glazed front door, central heating radiator and laminate flooring.

Living Room

12'0" x 12'0" (3.66m x 3.66m)

Upvc double glazed bay window to the front elevation, laminate flooring, living flame gas fire and built in storage.

Dining Room

10'2" x 10'2" (3.12m x 3.10m)

Central heating radiator, laminate flooring, built in storage and breakfast bar.

Bathroom

9'3" x 4'3" (2.84m x 1.30m)

Upvc double glazed window, central heating radiator, tiled walls and fitted with a three piece suite comprising panelled bath, pedestal sink and low flush W.C.

Kitchen

14'11" x 10'5" (4.55m x 3.20m)

Upvc double glazed door leading to the rear external, Upvc double glazed window and fitted with a range of white floor and eye level units, contemporary work tops with splash back tiles above and oven with hob and hood over.

Frist Floor

Landing

Leads to:

Bedroom One

10'0" x 8'5" (3.07m x 2.59m)

Upvc double glazed window to the front elevation, central heating radiator and fitted wardrobe and drawers.

Bedroom Two

10'11" x 8'5" (3.35m x 2.59m)

Upvc double glazed window to the rear elevation, central heating radiator and fitted wardrobe.

Bedroom Three

8'0" x 6'2" (2.46m x 1.88m)

Upvc double glazed window to the rear elevation and central heating radiator.

Tel: 01482 657657

Second Floor

Loft Space

13'3" x 9'10" (4.06m x 3.02m)

Upvc double glazed Velux window and storage in eaves.

External

Externally to the front of the property there is a gravelled low maintenance gravelled garden which can accommodate off-street parking. To the rear of the property there is an enclosed garden which is mainly laid to lawn with paved patio seating area and leading to tandem garage which can accommodate further off-street parking and access to tenfoot.

Council Tax

Local Authority - East Riding of Yorkshire
Council Tax Band - 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

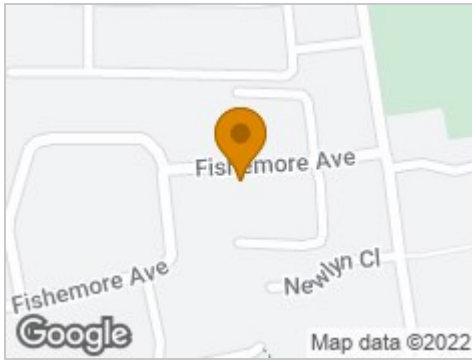
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

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



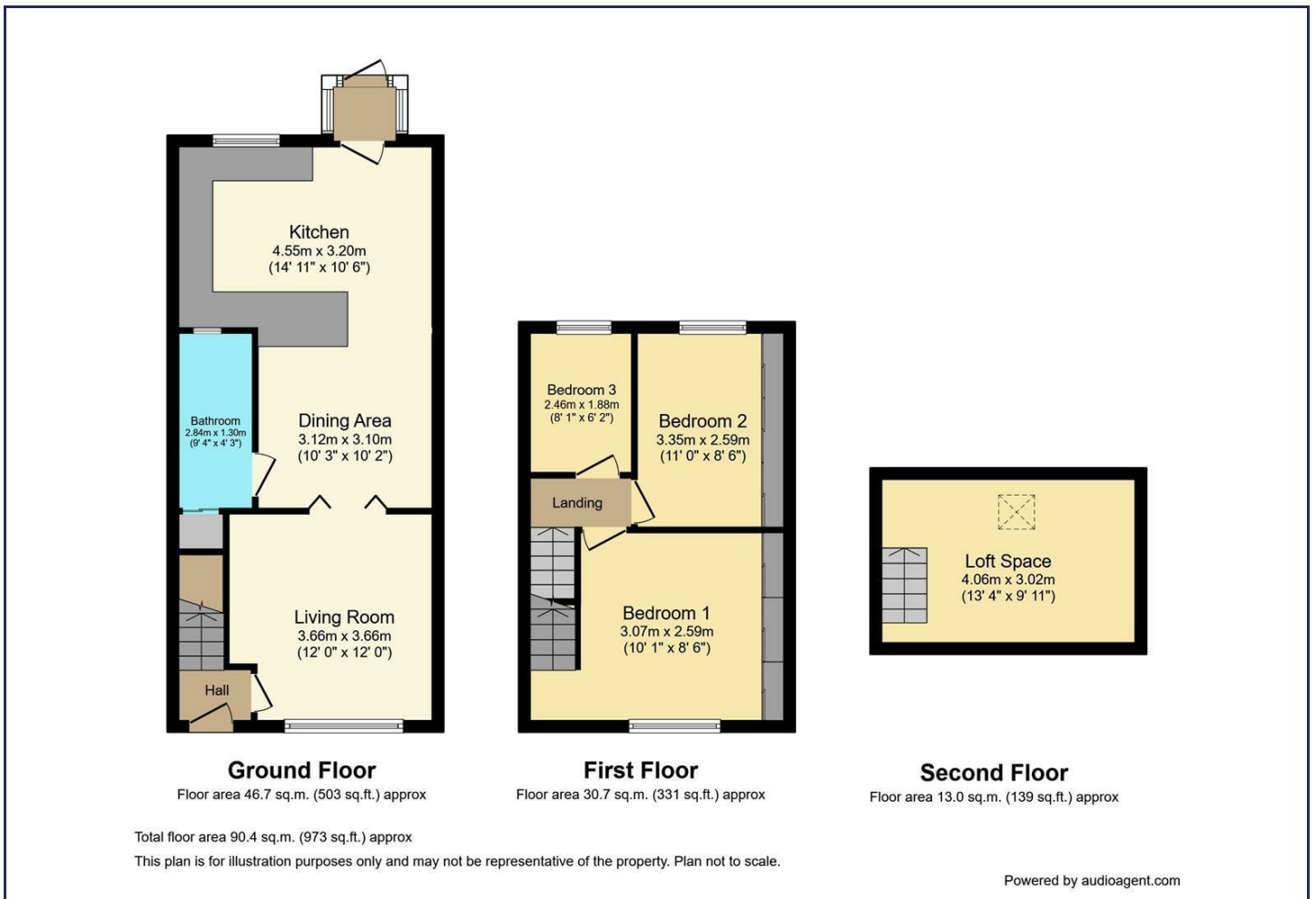
Hybrid Map



Terrain Map



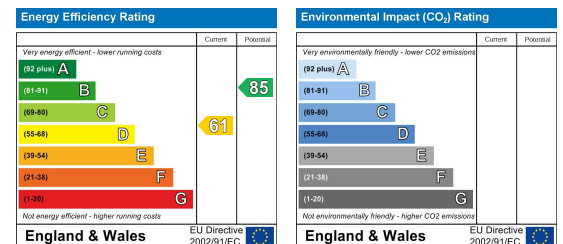
Floor Plan



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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.