

# Whitakers

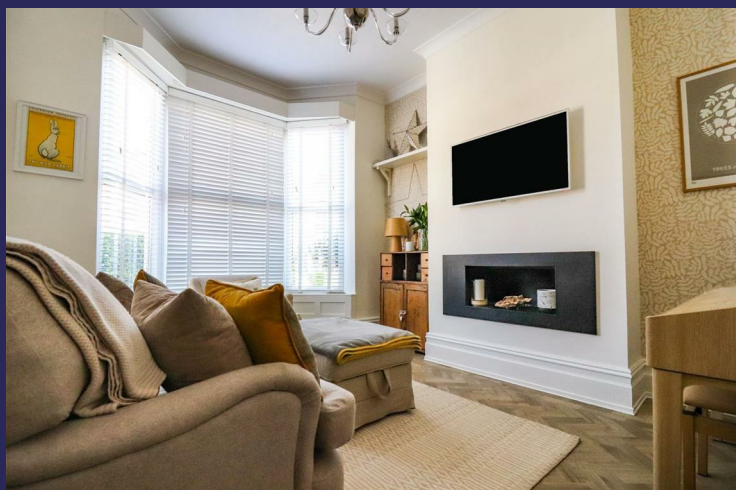
Estate Agents



16 Gladstone Street

, Hessele, HU13 0SD

£190,000





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## The Accommodation Comprises

### Entrance Hall

Upvc double glazed door and Amtico flooring leading to:

### Lounge

13'6" x 10'10" (4.14m x 3.32m )

Upvc double glazed bay window to the front elevation, central heating radiator and Amtico flooring.

### Sitting Room

11'2" x 11'8" (3.41m x 3.57m )

Upvc double glazed French doors leading to the rear external, central heating radiator, log burner, built in storage cupboard, under stairs storage cupboard and Amtico flooring,

### Kitchen

11'2" x 8'11" (3.41m x 2.73m )

Upvc double glazed window to the side elevation, built in storage cupboard, Amtico flooring and fitted with a range of floor and eye level units, contemporary work top, sink with mixer tap and oven with hob and hood above.

### Utility Room

8'5" x 9'2" (2.59m x 2.80m )

Upvc double glazed patio doors leading to the rear external, Upvc double glazed window and Velux window, built in storage cupboard and tiled flooring.

### Ground Floor

### First Floor

### Landing

Leading to:

### Bedroom One

14'1" x 11'0" maximum (4.31m x 3.37m maximum )

Upvc double glazed window to the front elevation, central heating radiator, period fireplace and built in storage cupboard.

### Bedroom Two

8'5" x 12'1" maximum (2.59m x 3.70m maximum )

Upvc double glazed window to the rear elevation, central heating radiator, period fireplace and built in storage cupboard.

### Bathroom

8'10" x 11'1" maximum (2.70m x 3.39m maximum )

Upvc double glazed window, central heating radiator, partly tiled walls and flooring, built in storage cupboard and fitted with a three piece suite comprising panelled bath with mixer taps and shower, pedestal sink with mixer tap and low flush W.C.

### External

Externally to the front of the property there is a low maintenance garden with stocked borders and enclosed to the boundary by brick walling; to the rear there is a generously sized garden which is mainly laid to lawn with wooden decking seating areas, access to a large wooden shed and enclosed to the boundary with wooden fencing. At the end of the garden there is a gate providing pedestrian access.

### Tenure

The property is held under Freehold tenureship.

### Council Tax Band

Council Tax band - B

Local Authority - East Riding Of Yorkshire

Tel: 01482 657657

## EPC Rating

### EPC Rating D

## 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.

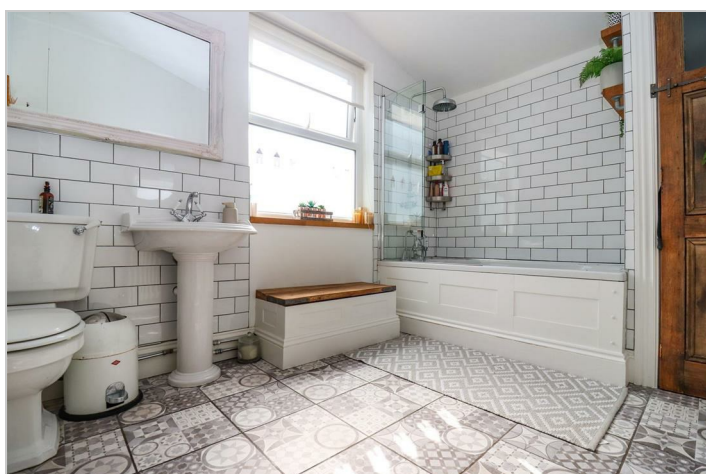
## Free Market Appraisals / Valuations

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



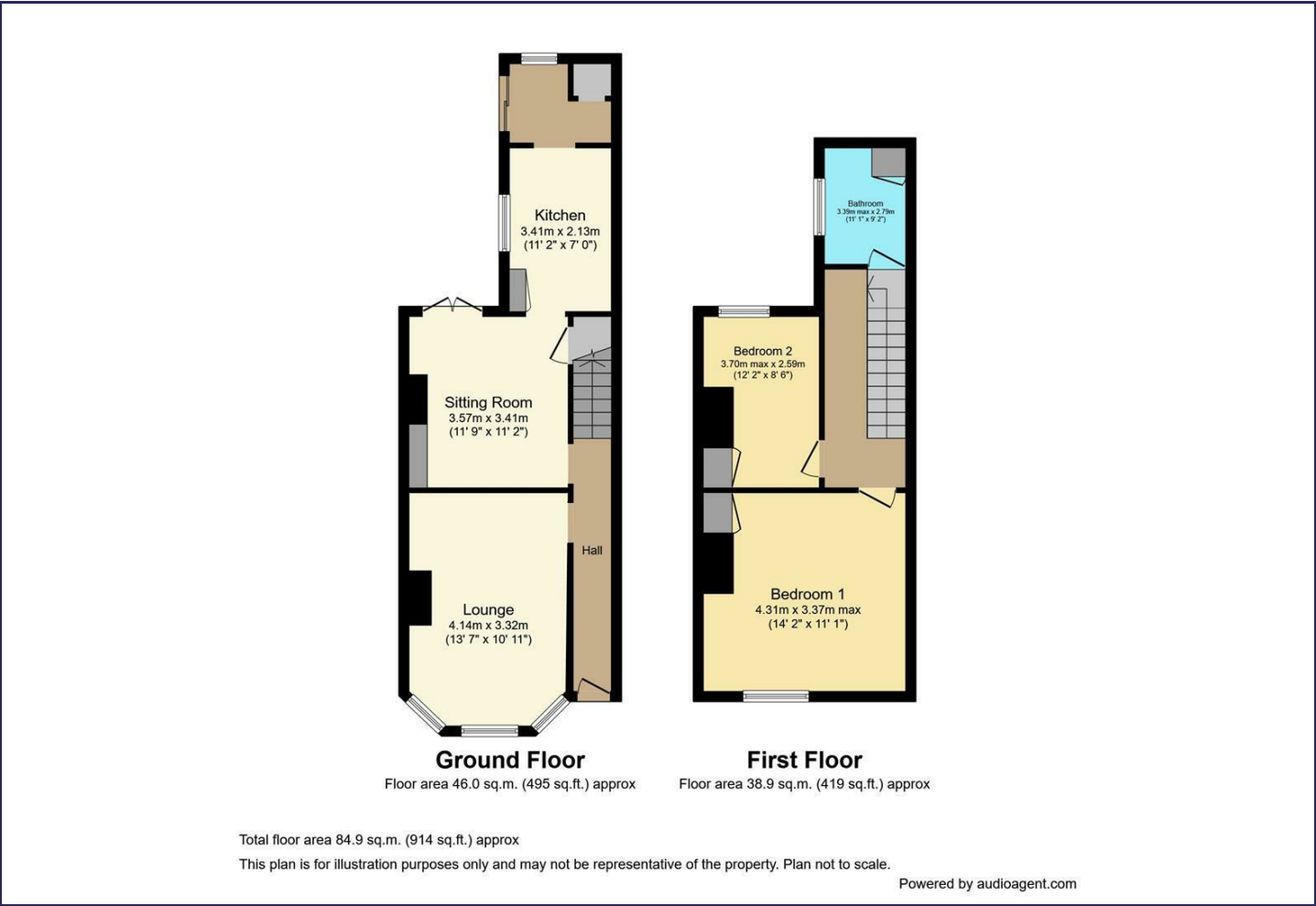
Hybrid Map



Terrain Map



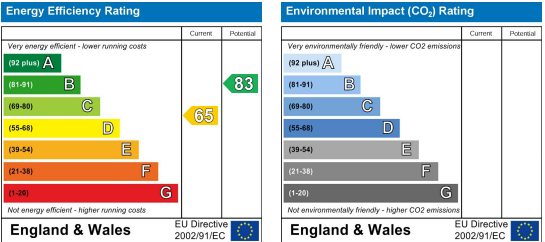
Floor Plan



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