

# Whitakers

Estate Agents



## 28 Barnetby Road, Hesse, HU13 9HF

**£210,000**

Whitakers Estate Agents are pleased to introduce this immaculate three bedroom semi-detached family home which is conveniently nestled off First Lane in Hesse and falls within the catchment of prestigious local schools.

The internal layout briefly comprises ground level entrance lobby, spacious lounge / dining room, kitchen / breakfast room fitted with a range of integrated appliances and orangery.

A fixed staircase ascends to the first floor which boasts a fitted master bedroom, two good bedrooms and a bathroom furnished with a three-piece suite.

Externally the property occupies a generously sized plot which offers a gravelled garden to the front aspect with the kerb lowered to accommodate off-street parking. A further side drive accommodates off-street parking and leads to the detached garage.

The enclosed rear garden is mainly laid to lawn with slate chipping seating area and benefits from having a storage shed and an outside tap.

An internal inspection is recommended to truly appreciate the accommodation on offer.

The accommodation comprises

#### Front external



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#### Ground floor

##### Entrance lobby

UPVC double glazed entrance door with side window, central heating radiator, built in storage cupboard and solid wood flooring. Leading to :

Lounge 15'2" x 16'5" (4.63m x 5.02m )



UPVC double glazed bow window, UPVC double glazed window, central heating radiator, log burner, under stairs storage cupboard and solid wood flooring.

Kitchen/Dining room 9'3" x 16'4" (2.83m x 4.98m )



Two UPVC double glazed windows, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above and a range of integrated appliances including oven and microwave, hob with extractor hood above, washing machine and dishwasher.

Orangery 8'7" x 7'4" (2.63m x 2.25m )



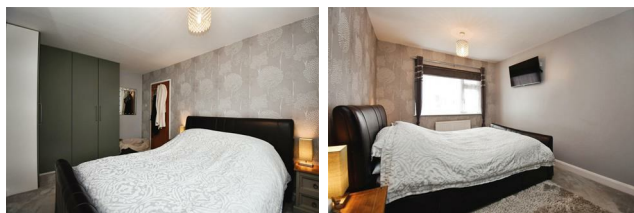
UPVC double glazed throughout with French doors opening to the rear garden, electric radiator and laminate flooring.

#### First floor

##### Landing

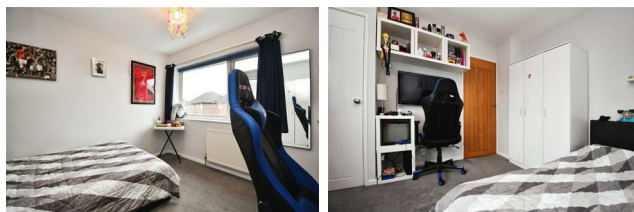
With access to the loft hatch which is part boarded so ideal for storage, UPVC double glazed window and carpeted flooring. Leading to :

Bedroom one 14'1" x 9'6" (4.30m x 2.91m )



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

Bedroom two 10'8" x 9'6" maximum (3.26m x 2.92m maximum )



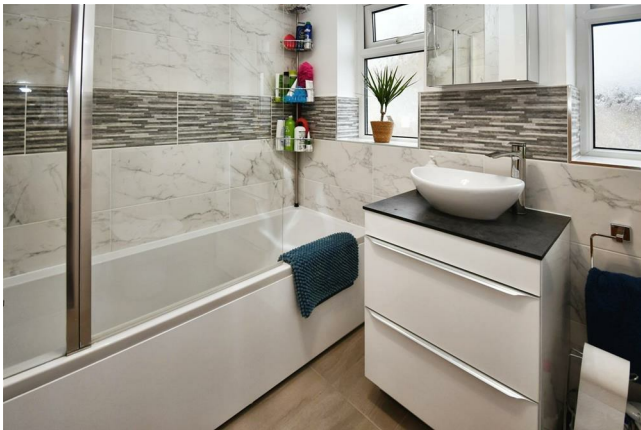
UPVC double glazed window, central heating radiator , built in storage cupboard and carpeted flooring.

### Bedroom three 9'4" x 6'6" (2.87m x 2.00m )



UPVC double glazed window, central heating radiator, over stairs storage cupboard and carpeted flooring.

### Bathroom



Two UPVC double glazed windows, central heating radiator, tiled to splashback areas with tiled flooring and furnished with a three piece suite which was newly fitted in October 2024, comprising panelled bath with mixer tap / shower and waterfall shower, vanity sink with mixer tap and low flush W.C. This has a 10 year guarantee.

### Rear external



The enclosed rear garden is mainly laid to lawn with slate chipping seating area and benefits from having a storage shed and an outside tap.

### Location

The property is established on the private residential location Barnetby Road off First Lane Hessle which is renowned for not only being serviced by an abundance of local amenities and local businesses, but also being well-connected by highly accessible transport links that provide multiple routes to the Hull city center and surrounding villages.

A new owner will reside within the catchment of prestigious local schools and appreciate close proximity to the Boothferry Playing Fields.

### Key features



- Three bedroom semi-detached house with conservatory extension
- Ample off-street parking and garaging
- Immaculately presented throughout
- Spacious lounge with log burner
- Ideal for the growing family seeking to reside off First Lane, Hessle

### Tenure

The property is held under Freehold tenureship

### Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - HES023028000

Council Tax band - B

### EPC rating

EPC rating - D

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Standard 5 Mbps / 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

#### 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

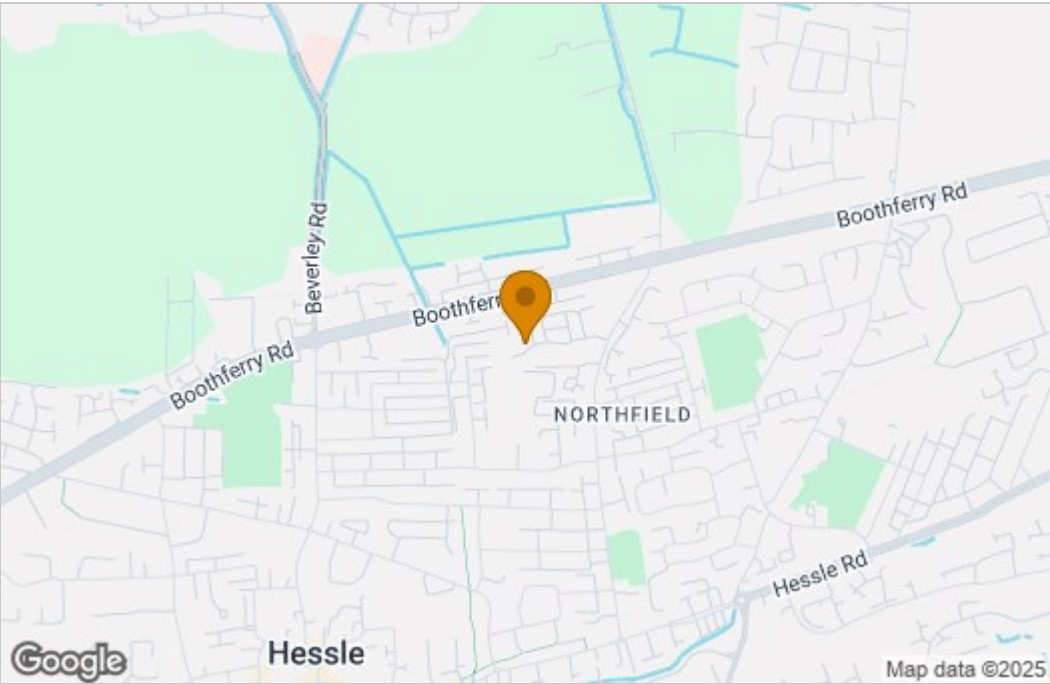
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Floor Plan

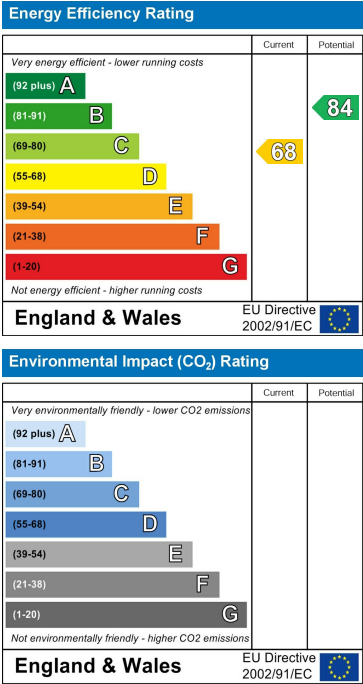


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

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.