

# Whitakers

Estate Agents



**55 First Lane, Hessele, HU13 9EG**

**Offers In The Region Of £175,000**

**\*\* NO ONWARD CHAIN \*\***

Introducing this three bedroom end terrace property which would make an ideal home for a growing family seeking to reside within the Hessele parish.

The main features include - porch opening to the hallway, bay fronted lounge, spacious dining room, and fitted kitchen with rear lobby incorporating a storage cupboard and cloakroom.

The lawned front garden is enclosed by boundary hedging, and extends to the back of the property which is also laid to lawn. The residence also benefits from having a detached garage.

The accommodation comprises

Front external



Externally there is a lawned forecourt with boundary hedging to the surround. A side garden extends to the back of the property.

Ground floor

Porch

Alloy double glazed patio door, laminate flooring, and wooden glazed door opening to :

Hall

Central heating radiator, two under stairs storage cupboards, and carpeted flooring. Leading to :

Lounge 12'10" x 11'3" (3.93 x 3.43 )



UPVC double glazed bay window, central heating radiator, gas fire with marbled inset hearth, and carpeted flooring.

Dining room 11'6" x 17'2" (3.51 x 5.25 )



Two UPVC double glazed windows, central heating radiator, gas fire with marbled inset hearth, and carpeted flooring.

Kitchen 16'4" x 6'11" (4.98 x 2.11 )



Two UPVC double glazed windows, vinyl flooring, and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, integrated fridge-freezer, and integrated oven with hob and extractor hood above.

Rear lobby

UPVC double glazed door to the rear garden, and vinyl flooring.

W.C.

UPVC double glazed window, laminate flooring, and furnished with a low flush W.C.

Pantry

Shelved for storage, and vinyl flooring.

First floor

Landing

With access to the loft hatch, UPVC double glazed window, over stairs storage cupboard, and carpeted flooring.

Bedroom one 14'5" x 10'10" (4.40 x 3.31 )



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

Bedroom two 11'2" x 10'11" (3.41 x 3.33 )



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

Bedroom three 6'11" x 6'0" (2.11 x 1.85 )



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

Bathroom



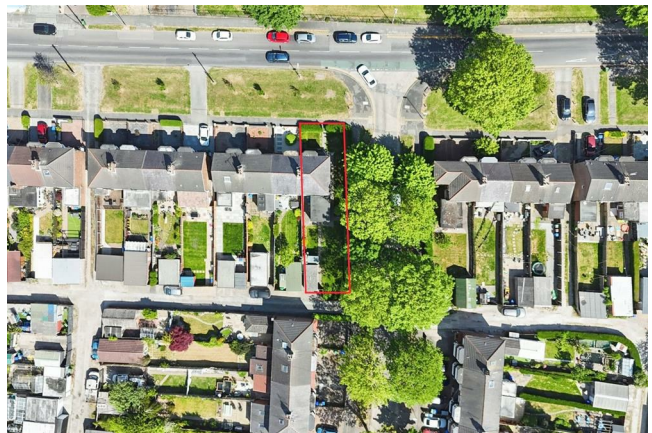
UPVC double glazed window, central heating radiator, fully tiled with laminate flooring, and furnished with a three-piece suite comprising panelled bath with dual taps and electric shower, pedestal sink with dual taps, and low flush W.C.

Rear external



The rear garden is laid to lawn with boundary hedging. A path leads to the detached garage, and gate allowing pedestrian access to the vehicle accessible ten-foot.

Aerial view of the property



## Land boundary



## Tenure

The property is held under Freehold tenureship

## Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - HES118055000

Council Tax band - B

## EPC rating

EPC rating - D

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - High

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

Broadband - Ultrafast 10000 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

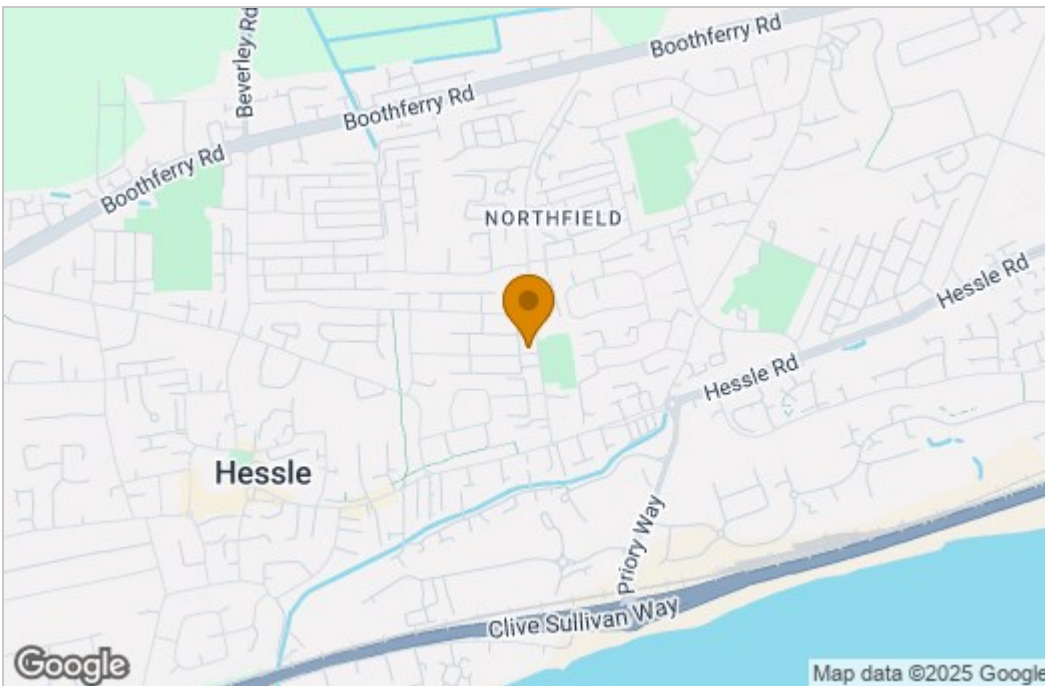
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# Floor Plan

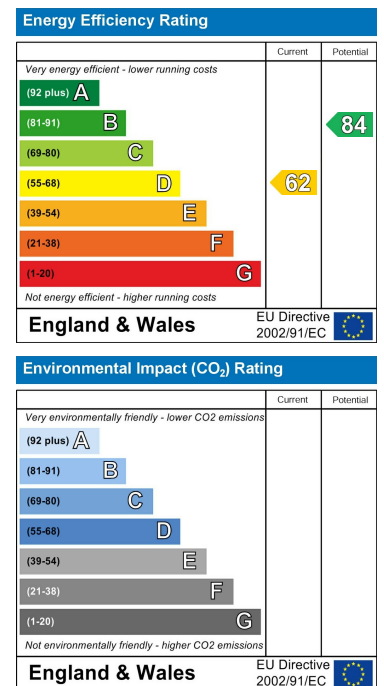


Total area: approx. 90.3 sq. metres (972.4 sq. feet)

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