



## 40 Brigg Drive, Hessle, HU13 9HQ

**£215,000**

This three bedroom semi-detached family home has been extended from its original design to provide ample living space across three floors, and is conveniently placed within the Hessle village to take advantage of an abundance of local amenities and fall within the catchment of prestigious schools.

Briefly comprising entrance, spacious lounge with bay window to the front aspect and open plan fitted lounge and conservatory to the ground floor. The first floor boasts three good bedrooms (two of which are fitted) and a bathroom suite furnished with a four-piece suite. A fixed staircase ascends to the loft which could be used as an additional room and incorporates a cloakroom.

Externally there is a lawned garden to the front with a side drive to accommodate off-street parking for multiple cars, and leading to the detached garage with connection to lighting / power which is accessed via an up-and-over door or personnel door. A wooden gate opens to the enclosed rear garden: low maintenance in design being laid to lawn with faux grass with patio seating area and enjoying a water feature.

An internal inspection is recommended to avoid disappointment.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

UPVC double glaze door with side window, central heating radiator and laminate flooring. Leading to:

#### Lounge 16'7" x 13'6" (5.08 x 4.13 )



UPVC double glazed bay window, UPVC double glazed window, two central heating radiators, wall mounted feature fireplace, understairs storage cupboard and carpeted flooring. Wooden single glazed French doors opening to:

#### Kitchen 9'4" x 16'5" (2.87 x 5.02 )



UPVC double glazed window, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap and fitted with a host of integrated appliances including double oven, hob with hood above, fridge and freezer.

#### Conservatory 11'3" x 12'6" (3.45 x 3.83 )



UPVC double glazed French doors with side windows, two sky lights, central heating radiator and laminate flooring.

### First Floor

#### Landing

With access to the loft hatch, UPVC double glazed window, fixed staircase to the second floor and carpeted flooring. Leading to:

#### Bedroom One 12'7" x 9'7" (3.85 x 2.94 )



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

#### Bedroom Two 9'8" x 9'4" (2.96 x 2.87 )



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

### Bedroom Three 9'5" x 6'6" (2.88 x 2.00 )



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

### Bathroom



UPVC double glazed window, central heating radiator, partly tiled with tiled flooring and fitted with a four-piece suite comprising panelled bath with mixer tap, walk-in enclosure with waterfall shower, wash basin with mixer tap and low flush W.C.

### Second Floor

#### Loft Room



UPVC double glazed window, central heating radiator, storage in the eaves and carpeted flooring.

### En-Suite W.C.

Partly tiled with lino flooring and fitted with a two-piece suite comprising wash basin with mixer tap and low flush W.C

### External



Externally there is a lawned garden to the front with a side drive to accommodate off-street parking for multiple cars, and leading to the detached garage with connection to lighting / power which is accessed via an up-and-over door or personnel door. A wooden gate opens to the enclosed rear garden: low maintenance in design being laid to lawn with faux grass with patio seating area and enjoying a water feature.

### Tenure

The property is held under Freehold tenureship

### Council Tax Band

Local Authority - East Riding Of Yorkshire

Local authority reference number - HES050040000

Council Tax band - C

### EPC Rating

EPC rating - B

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Medium

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

Broadband - Standard 7 Mbps / Ultrafast 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

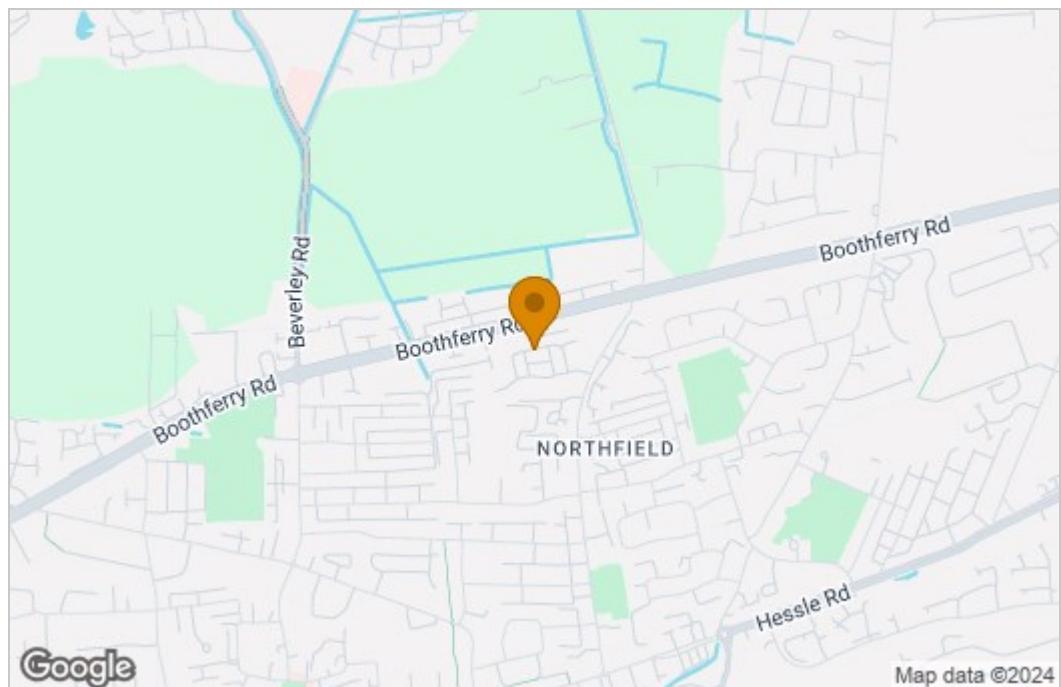
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## Floor Plan

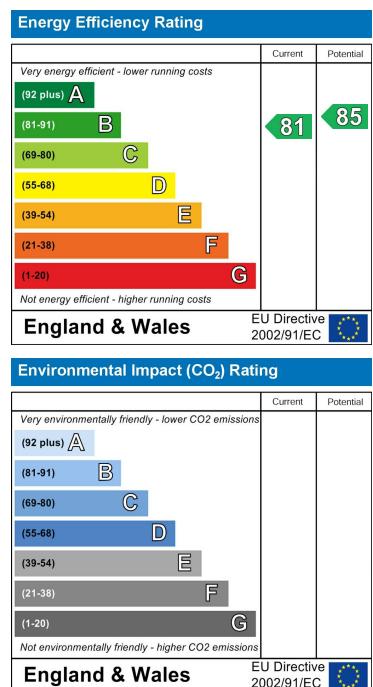


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

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