

# Whitakers

Estate Agents



## 147 First Lane, Hessle, HU13 9ET

**£170,000**

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

Introducing this recently refurbished end-terrace property which would make an ideal home for a young and growing family wanting to reside within the immediate catchment of Penshurst Primary School.

Briefly comprising entrance lobby, bay fronted lounge and dining room with fitted kitchen extension to the ground level; the first floor boasts a bay fronted master bedroom, two good bedrooms and a bathroom.

Externally to the front aspect, there is a gravelled forecourt with boundary hedging to the surround.

The rear garden is laid to lawn, and complimented with a paved seating area. A gate in the boundary fencing opens to a hard stand that accommodates off-street parking.

The accommodation also benefits from a range of local conveniences and amenities, ranging from shops, playing fields, and transport links to the Hull city centre and surrounding villages.



The accommodation comprises

#### Front external



Externally to the front aspect, there is a gravelled forecourt with boundary hedging to the surround.

#### Ground floor

##### Entrance lobby

UPVC double glazed door, and laminate flooring. Leading to :

Lounge 13'1" x 12'2" (3.99 x 3.72 )



UPVC double glazed window, central heating radiator, feature fireplace, and laminate flooring.

Dining room 10'7" x 15'7" (3.25 x 4.76 )



UPVC double glazed window, central heating

radiator, under stairs storage cupboard, and laminate flooring.

Kitchen 8'5" x 6'1" (2.58 x 1.87 )



UPVC double glazed door, tiled flooring, and fitted with floor and eye level units, worktop with splash back tiles above, sink with mixer tap, integrated washing machine, and oven with hob and extractor hood above.

#### First floor

##### Landing

With access to the loft hatch, and carpeted flooring.

Bedroom one 13'6" x 8'8" (4.13 x 2.65 )



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

Bedroom two 10'8" x 8'9" (3.27 x 2.67 )



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

Bedroom three 7'8" x 6'6" (2.35 x 2.00 )



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

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with laminate flooring, and furnished with a three-piece suite comprising panelled bath with mixer tap / shower and waterfall shower, vanity sink with mixer tap, and low flush W.C.

Rear external



The rear garden is laid to lawn, and complimented with a paved seating area. A gate in the boundary fencing opens to a hard stand that accommodates off-street parking.

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 - HES118147000

Council Tax band - B

EPC rating

EPC rating - TBC

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - High

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

Broadband - Basic 4 Mbps / 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

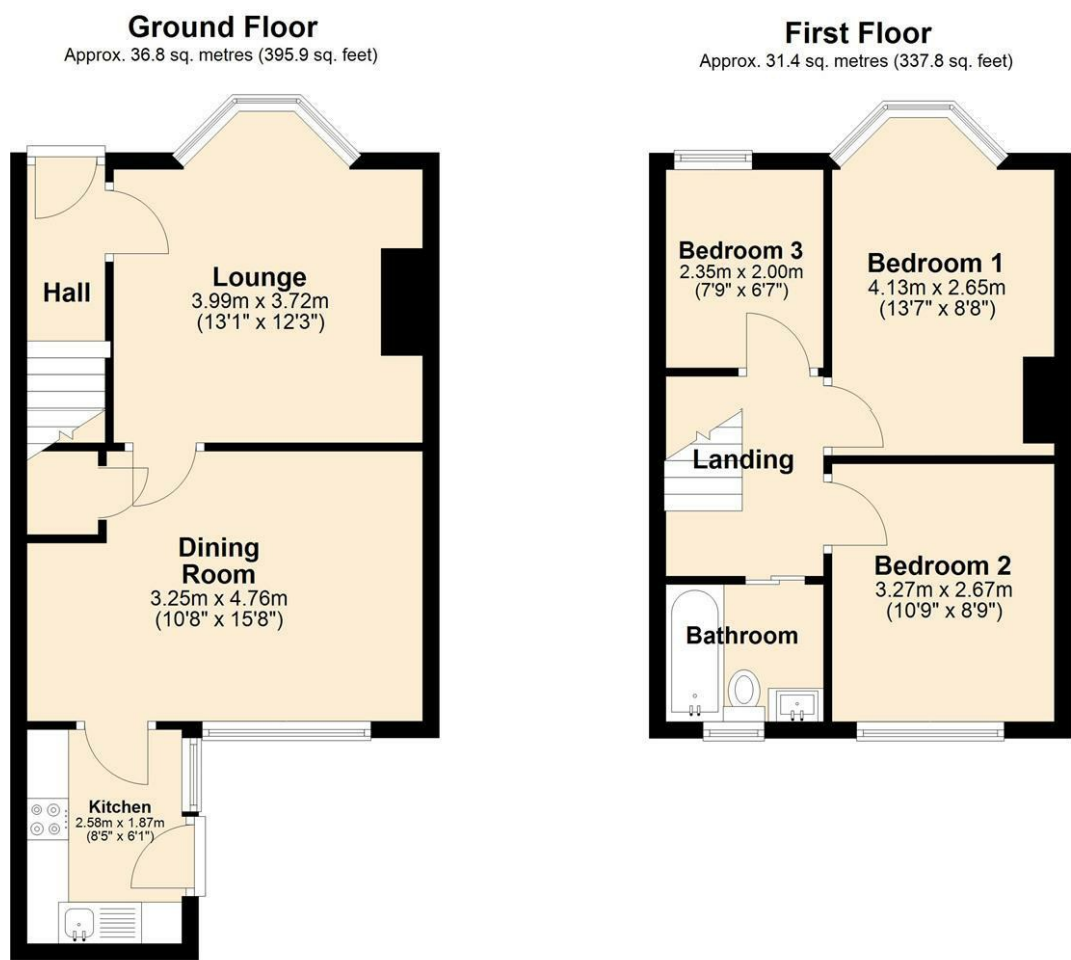
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

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.

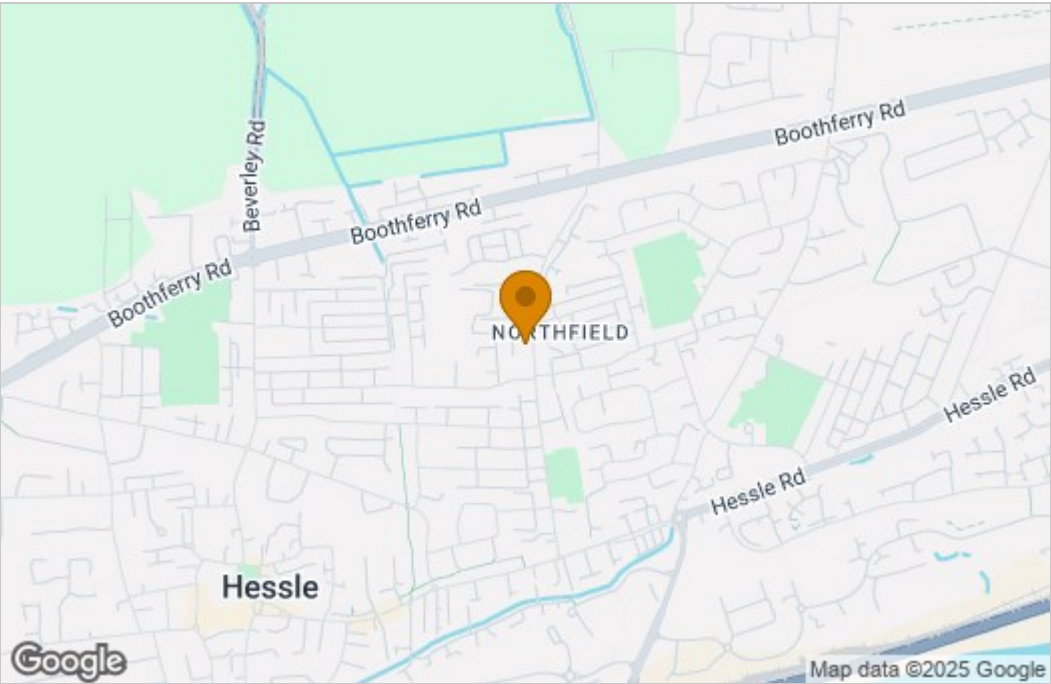


Floor Plan

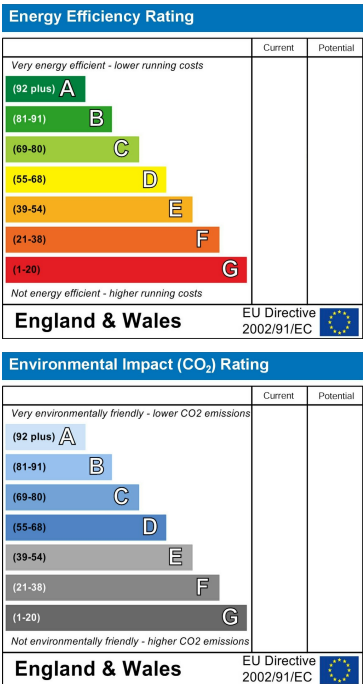


Total area: approx. 68.2 sq. metres (733.7 sq. feet)

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