

# Whitakers

Estate Agents



## 57 Northfield Avenue, Hessele, HU13 9DL

**£159,950**

\*\* NO ONWARD CHAIN \*\*

Introducing this traditional mid-terrace property which is conveniently located off Beverley Road, Hessele heading towards The Square, renowned for its range of local amenities and transport links to the Hull city centre and surrounding villages.

The internal layout briefly comprises entrance lobby, open plan lounge / dining room, and a rear lobby that incorporates a cloakroom, and leads to the fitted kitchen. There are two double bedrooms, both served by a bathroom furnished by a three-piece suite to the first floor.

Externally to the front aspect, there is an gravelled garden. The rear garden is partly laid to lawn with gravelled borders, and complimented with patio and wooden decking seating areas. A path leads to a detached garage, and a gate in the boundary fencing that opens into the vehicle accessible ten-foot.

Taken together, the accommodation on offer would ideally suit a first time buyer or young family seeking a home they can comfortably move into upon completion. Early viewings are recommended to avoid disappointment.

The accommodation comprises

Front external



Externally to the front aspect, there is an gravelled garden.

Ground floor

Hall

Composite double glazed entrance door, central heating radiator, and laminate flooring. Leading to :

Open plan lounge / dining room



Lounge 15'3" x 12'2" (4.65 x 3.71 )



UPVC double glazed bay window, central heating radiator, log burner, and laminate flooring.

Dining room 8'0" x 15'2" (2.46 x 4.64 )



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

Rear lobby

UPVC double glazed door and window, central heating radiator, and tiled flooring. Leading to :

Cloakroom

Tiled flooring, and furnished with a two-piece suite comprising wash basin with dual taps, and low flush W. C.

Kitchen 9'9" x 7'10" (2.98 x 2.40 )



UPVC double glazed window, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above and breakfast bar, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

First floor

Landing

With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 5'1" x 15'3" maximum (1.55 x 4.67 maximum )



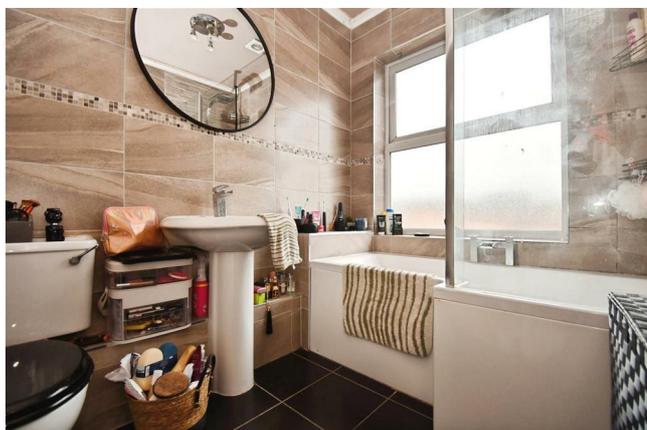
Two UPVC double glazed windows, central heating radiator, and laminate flooring.

Bedroom two 10'7" x 8'8" (3.24 x 2.65 )



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

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled. Furnished with a three-piece suite comprising : panelled bath with mixer tap and shower with waterfall feature, pedestal sink with mixer tap, and low flush W.C.

Rear external



The rear garden is partly laid to lawn with gravelled borders, and complimented with patio and wooden decking seating areas.

Rear access and garage

A path leads to a detached garage, and a gate in the boundary fencing that opens into the vehicle accessible ten-foot.

Additional features

The residence also benefits from having an outside tap.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - HES244057000

Council Tax band - B

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal - EE Vodafone Three O2

Broadband -Basic 15 Mbps, Ultrafast 10000 Mbp

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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. 73.2 sq. metres (788.1 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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