



**30 Swinegate, Hessle, HU13 9LH**

**£250,000**

\*\* NO ONWARD CHAIN \*\*

Nestled in the heart of the Hessle Town Conservation Area, 'Old Beech Cottage' is a character-filled three-bedroom detached home brimming with history and charm, offering a rare chance to create a truly special family residence.

The ground floor features a well-proportioned layout, with a porch leading into a welcoming hallway, lounge with fitted appliances, spacious dining room, sitting room with veranda off, and fitted kitchen. A rear lobby provides access to a cloakroom and useful storage.

Fixed stairs from the lounge and sitting room lead to the first floor, which features two bedrooms with en-suite facilities, a generous third bedroom, and a bathroom furnished with a three-piece suite.

Externally, the property occupies a generous plot with gardens surrounding the house. A paved frontage with established planting forms the approach, while a side driveway offers off-street parking and access to the detached garage and an additional low-maintenance area.

A lawned section to the side provides a blank canvas for future landscaping or enhancement.

The accommodation comprises

Ground floor

Hall

Wooden door, and carpeted flooring. Leading to

Lounge 13'1" x 16'6" maximum (4.00 x 5.04 maximum )



Two UPVC double glazed windows, central heating radiator, feature fireplace, fixed staircase to bedroom one, and carpeted flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap and integrated hob with extractor hood above.

Dining room 6'6" x 12'0" (2.00 x 3.68 )



Two wooden double glazed windows, central heating radiator, and carpeted flooring. Fitted with a worktop with splashback tiles above, and sink with mixer tap.

Inner lobby

Central heating radiator, and wooden flooring. Leading to :

Sitting room 13'3" x 17'11" (4.04 x 5.48 )



UPVC double glazed window, central heating radiator, fireplace, fitted storage, and tile effect laminate flooring. Fixed staircase to the first floor.

Veranda 9'9" x 9'7" (2.98 x 2.93 )



UPVC double glazed throughout with French doors opening into the rear garden.

Kitchen 13'3" x 13'6" (4.04 x 4.13 )

UPVC double glazed window, and part laminated flooring and tile effect laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback panelling above, sink with mixer tap, two ovens, and hob with extractor hood above.

Rear lobby

UPVC double glazed door, built-in storage cupboard, and tile effect laminate flooring.

W.C.

UPVC double glazed window, and tile effect laminate flooring. Furnished with a two-piece suite comprising wash basin with mixer tap, and low flush W.C.

First floor

Landing

Built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 12'2" x 10'3" (3.72 x 3.13 )



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

En-suite shower room



UPVC double glazed window, central heating radiator, built-in and fitted storage, partly tiled to splashback areas, and laminate flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap, and low flush W.C.

Bedroom two 10'8" x 9'4" (3.26 x 2.85 )



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

En-suite bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas, and tiled / carpeted flooring, furnished with a three-piece suite comprising a Elle's bath with mixer tap and shower, pedestal sink with dual taps, and low flush W.C.

Bedroom three 13'3" x 10'5" (4.06 x 3.18 )



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

Bathroom



UPVC double glazed window, partly tiled to splashback areas, and laminate flooring. Furnished with a three-piece suite comprising corner bath with mixer tap / shower and electric

shower, vanity sink with mixer tap, and low flush W.C.

#### External



Externally, the property occupies a generous plot with gardens surrounding the house. A paved frontage with established planting forms the approach, while a side driveway offers off-street parking and access to the detached garage and an additional low-maintenance area. A lawned section to the side provides a blank canvas for future landscaping or enhancement.

#### Aerial view of the property



#### Tenure

The property is held under Freehold tenureship

#### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - HES345030000

Council Tax band - D

#### EPC rating

EPC rating - E

#### Material Information

Construction - Standard

Conservation Area - Hessle Town

Flood Risk - Very low

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

Broadband - Basic 21 Mbps / Ultrafast 10000 Mbps

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.

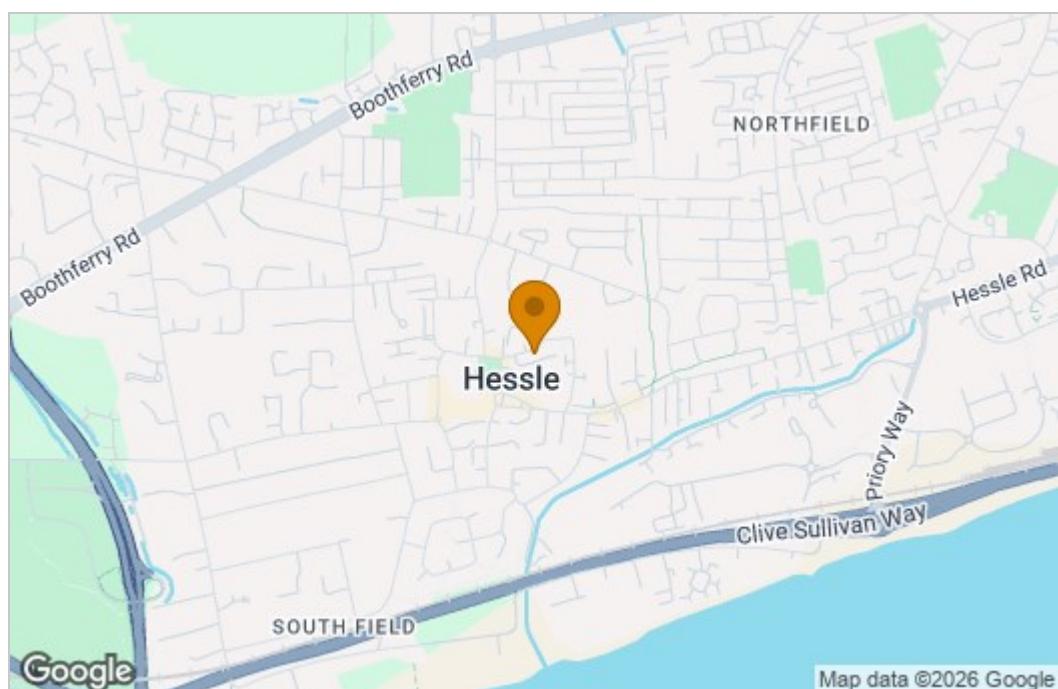
#### Whitakers Estate Agent Declaration

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.

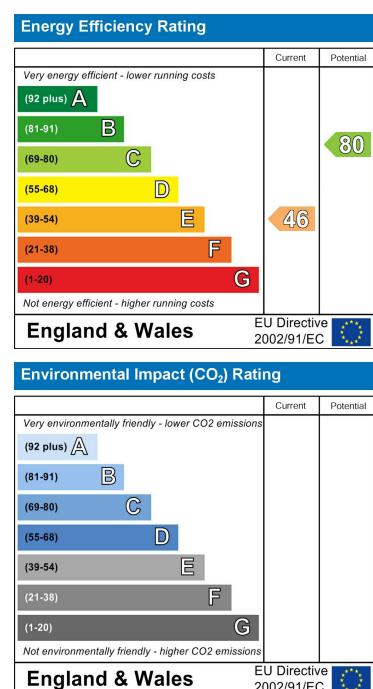
## Floor Plan



## 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.