

Whitakers

Estate Agents



16 Banks Drive, Hessele, HU13 0SZ

£175,000

*** £5,000 Allowance Towards Deposit***

This immaculate two bedroom property is ideal for the first time buyer or a young family seeking to reside upon the exclusive David Wilson Homes constructed 'Hesselewood Park' development off Jenny Brough Lane and take advantage of well-implemented road networks.

The internal layout briefly comprises : entrance hall, spacious lounge, cloakroom and fitted kitchen with French doors opening to the rear garden; the first floor boasts two double bedrooms and a bathroom furnished with a three piece suite.

Externally to the front aspect there is a block paved garden which accommodates off-street parking. The rear garden is partly laid to lawn with slate chipping borders, patio seating area and fencing to the surround. A pathway leads to the rear access and the residence also benefits from having an outside tap.

An internal inspection is recommended to truly appreciate the accommodation on offer.

The accommodation comprises

Front external



Externally to the front of the property there is a block paved garden which accommodates off-street parking.

Ground floor

Hall

Composite entrance door, central heating radiator and carpeted flooring. Leading to :

Lounge 11'2" x 12'11" (3.42 x 3.94)



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

Cloakroom

Central heating radiator, partly tiled with LVT flooring and furnished with a two piece suite comprising pedestal sink with mixer tap and low flush W.C.

Kitchen 11'3" x 12'7" (3.45 x 3.85)



UPVC French doors to the rear garden, under stairs storage cupboard, LVT flooring and fitted with a range of floor and eye level units, two contemporary worktops with upstand laminate above, sink with mixer tap and a range of integrated appliances including: oven with hob and hood above, fridge freezer, washing machine and dishwasher.

First floor

Landing

with access to the loft hatch, central heating radiator and carpeted flooring. Leading to :

Bedroom one 9'5" x 12'11" (2.88 x 3.94)



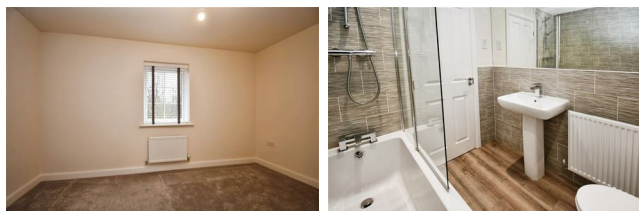
UPVC double glazed window, central heating radiator, fitted wardrobes, over stairs storage cupboard and carpeted flooring.

Bedroom two 7'6" x 12'11" (2.31 x 3.94)



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

Bathroom



Central heating radiator, mostly tiled with LVT flooring and furnished with a three piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap and low flush W.C.

Rear external



The rear garden is partly laid to lawn with slate chipping borders, patio seating area and fencing to the surround. A pathway leads to the rear access and 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 -

HES229016000

Council Tax band - B

EPC rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

Mobile Coverage / Signal - EE / Vodafone / O2

Broadband - 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

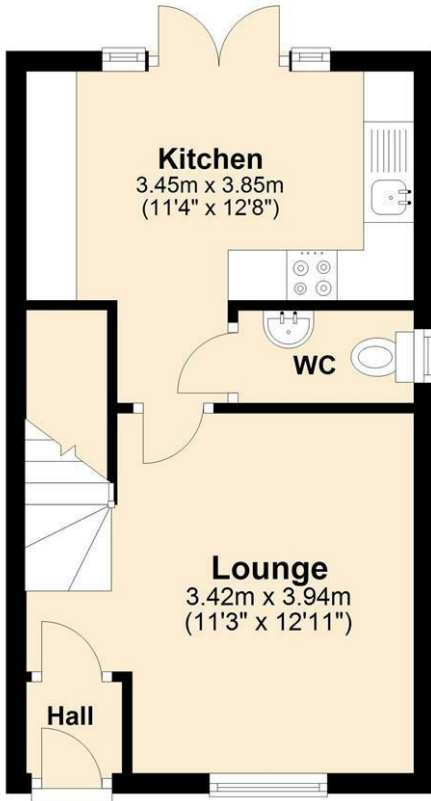
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

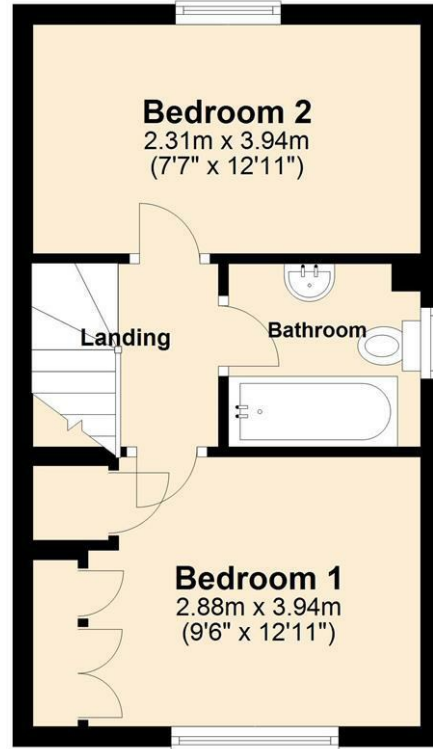
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Floor Plan

Ground Floor

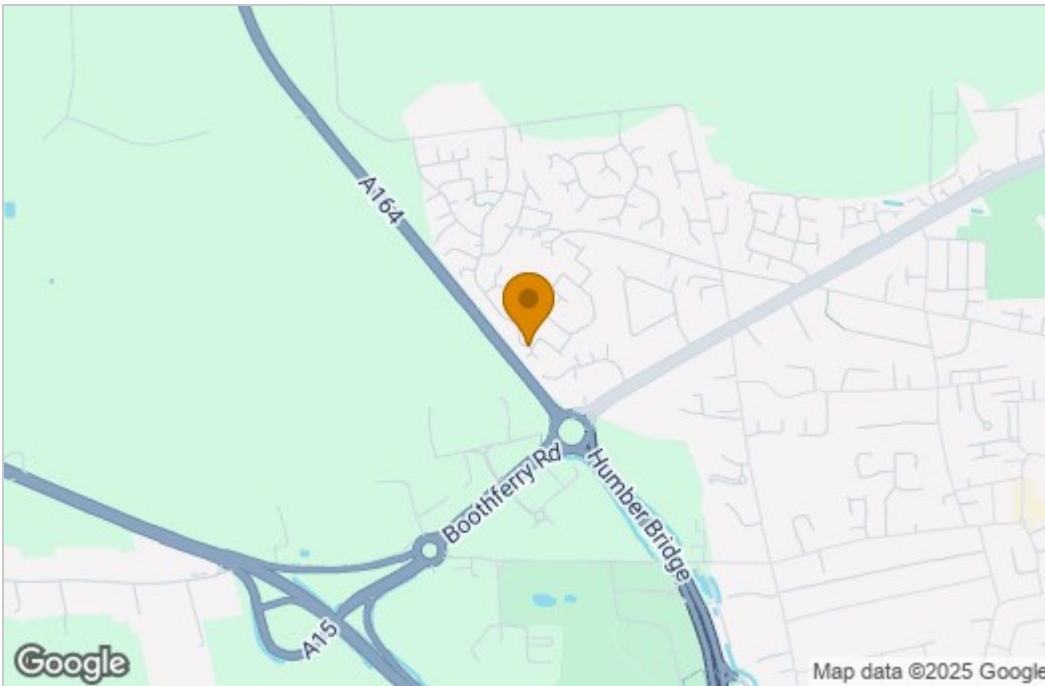


First Floor

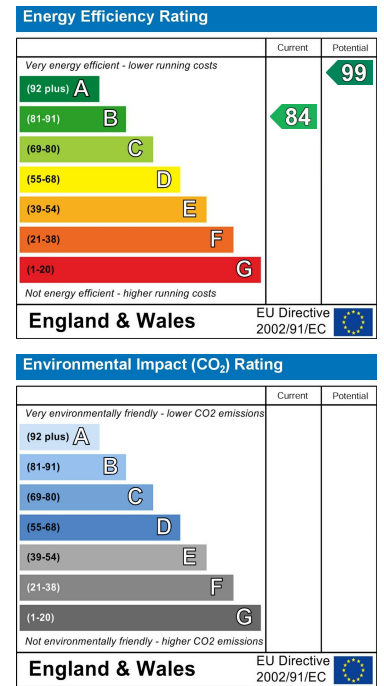


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.