

# Whitakers

Estate Agents



## 9 Holly Drive, Hessle, HU13 0QP

**£290,000**

This well presented three bed detached property is offered to the market as move into condition, well presented throughout and situated in an enviable position on the development overlooking an open aspect green area to the front, ideal for the growing family.

The main features include - entrance hall, lounge with feature panelled walls, useful ground floor W.C and a fantastic modern full width fitted kitchen / diner with some integrated appliances and French doors that open out to the garden.

The first floor boasts three good bedrooms (master en suite) together with the well appointed family bathroom suite, the loft is boarded for storage with drop down ladder.

Externally to the front is a low maintenance garden with side drive leading to the garage. The rear garden is enclosed to the boundary with a paved patio seating area to enjoy the sun and the rest is mainly laid to lawn with raised bedding planting areas.

Hessle is a sought after town located to the West of Hull, well served by a wide range of amenities to include Supermarkets, Cocktail Bars, Designer Boutiques and great schools. Access to the A63 / M62 motorway networks is close by making this an obvious option for families.

Early viewings are advised.

## The Accommodation Comprises

### Ground Floor

#### Entrance



With tiled flooring and central heating radiator. Upvc double glazed side window and W.C

#### Lounge 14'2 x 12'2 (4.32m x 3.71m)



With central heating radiator and Upvc double glazed window.

#### W.C



Low flush toilet, pedestal sink and central heating radiator.

#### Kitchen / Diner 20'03 x 8'10 (6.17m x 2.69m)



With a range of floor and eye level units and complimentary work surfaces and splash back tiling above. Some integrated appliances to include Oven, Hob, Hood, Washing Machine, Fridge Freezer and Dishwasher. Upvc double glazed French doors and central heating radiator.

#### First Floor

##### Landing

Loft hatch with drop down ladder and boarded for storage.

#### Bedroom One 12'0 x 11'6 (3.66m x 3.51m)



Upvc double glazed window and central heating radiator. En suite.

#### En Suite 8'02 x 3'11 (2.49m x 1.19m)



With a walk in enclosure and mixer shower above, low flush toilet and pedestal sink. Upvc double glazed window and central heating radiator.

### Bedroom Two 12'0 x 11'9 (3.66m x 3.58m)



Central heating radiator and Upvc double glazed window.

### Bedroom Three 8'4 x 6'10 (2.54m x 2.08m)



Built in storage cupboard. Central heating radiator and Upvc double glazed window.

### Bathroom 8'02 x 5'06 (2.49m x 1.68m)

Panelled bath, wash basin, low flush toilet and part tiled walls. Upvc double glazed window.

### External



Open aspect to the front with a low maintenance front garden mainly laid to lawn and side drive leading to the garage. The rear garden is enclosed to the boundary, mainly laid to lawn with a paved patio seating area to enjoy the sun in the warmer months.

### Council Tax

Local Authority - East Riding Of Yorkshire  
Band - D

### Tenure

The property is of Freehold Tenureship

### EPC

EPC rating: B

### 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.

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE Vodafone Three O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - N/A

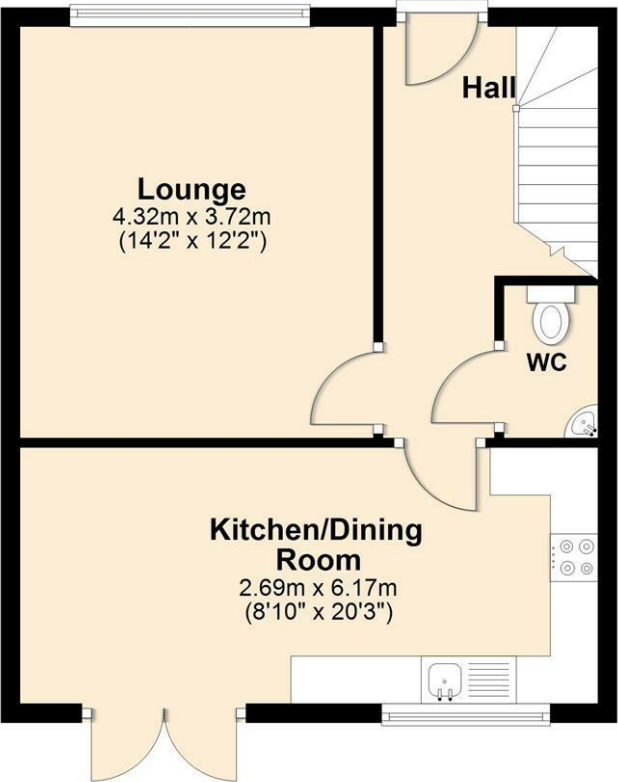
Coalfield or Mining Area - N/A

### Whitakers Estate Agent Declaration

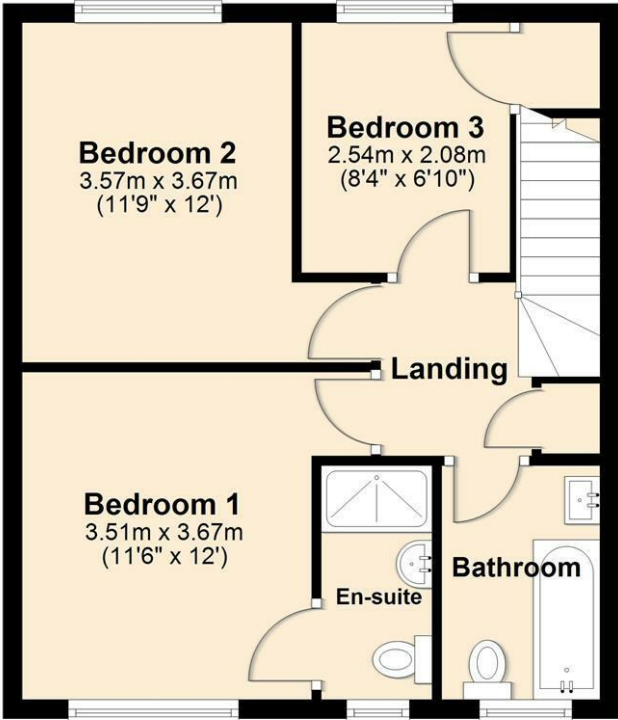
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

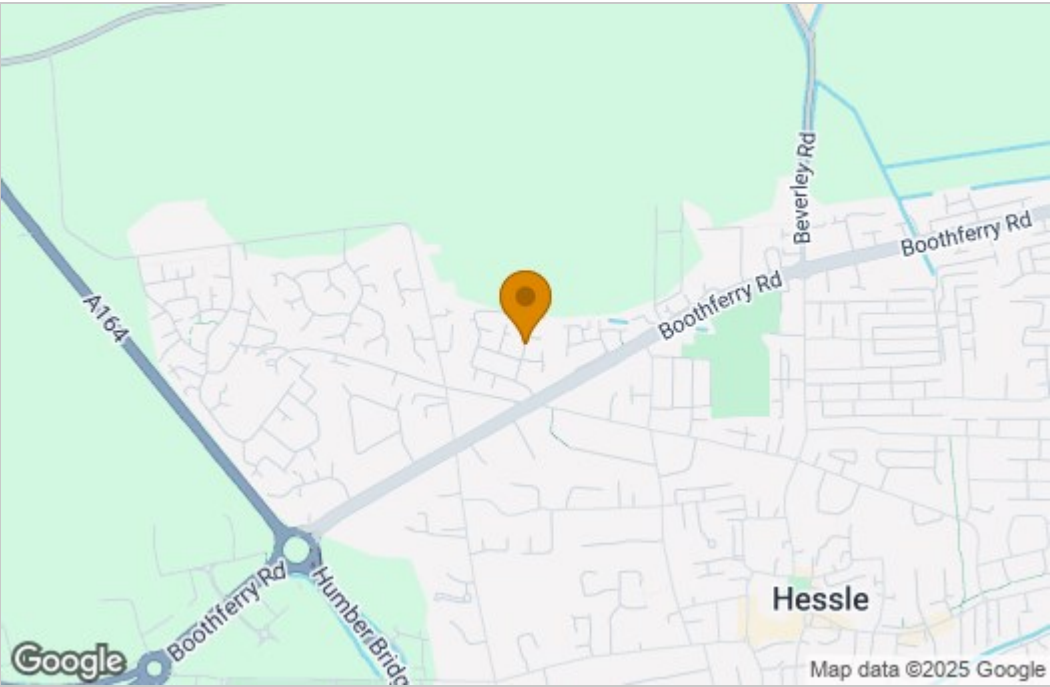
Ground Floor



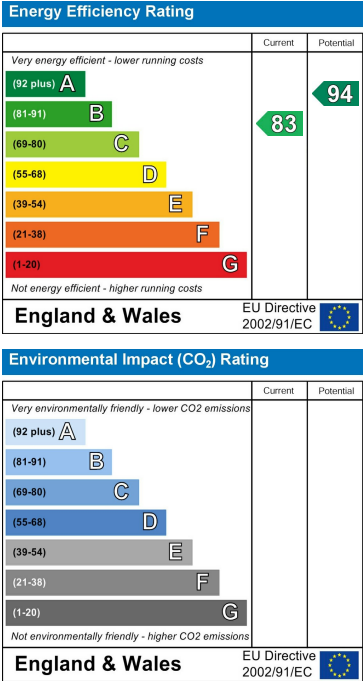
First Floor



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.