

Whitakers

Estate Agents



1 Margaret Grove, Hessle, HU13 0AT

£159,950

**** NO ONWARD CHAIN ****

Whitakers Estate Agents are pleased to introduce this traditional semi-detached property which occupies a generously sized plot within close proximity to the Hessle town centre.

The internal layout briefly comprises : hallway, open plan lounge / dining room, sitting room and fitted kitchen. A fixed staircase ascends to the first floor which boasts two double bedrooms, a good third bedroom and bathroom.

Externally there is a wrap around garden to three aspects with a side drive which accommodates off-street parking and leads to the detached garage.

Agent's observation

1, Margaret Grove is a traditional semi-detached house that occupies a generously sized plot with a wrap around garden which extends across three aspects of the building.

Ofsted 'Good' schools are within the immediate vicinity, but the catchment area allows access to other highly regarded schools.

A new resident will also embrace close proximity to the Hessle town centre with its abundance of convenience stores, boutiques and dining facilities which are hosted in The Square and The Weir. Highly accessible transport links provide access to nearby retail parks and the Humber bridge with scenic views of the River Humber, and nature trails through Little Switzerland.

The property would benefit from a degree of modernising throughout, however this makes it ideal for a growing family seeking a home they can implement their own taste of cosmetic design upon without paying a premium for another's. Alternatively, an investor wanting to undertake a renovation project to either re-introduce to the market or install a tenant may also wish to arrange a viewing.

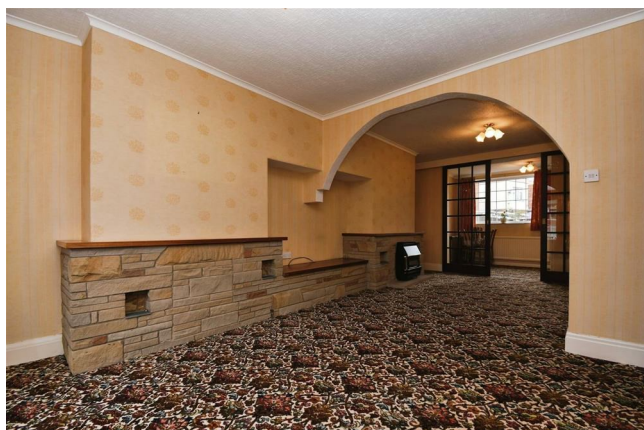
The accommodation comprises

Ground floor

Hallway

UPVC double glazed door with side windows, central heating radiator, and carpeted flooring. Leading to :

Open plan lounge / dining room



Lounge 11'1" x 11'3" (3.38 x 3.45)



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

Dining room 11'1" x 11'3" (3.39 x 3.45)



Wooden glazed patio doors to the sitting room, central heating radiator, electric fireplace, and carpeted flooring.

Sitting room 6'0" x 9'10" (1.83 x 3.00)



UPVC double glazed door to the rear garden, UPVC double glazed window, central heating radiator, and carpeted flooring.

W.C.

UPVC double glazed window, fully tiled with carpeted flooring, and furnished with a low flush W.C.

Kitchen / dining room



UPVC double glazed entrance door with side window, two UPVC double glazed windows, central heating radiator, under stairs storage cupboard, carpeted flooring, and fitted with a range of floor and eye level units, worktops with breakfast bar and splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

First floor

Landing

Upvc double glazed window, and carpeted flooring. Leading to :

Bedroom one 11'1" x 11'3" (3.38 x 3.45)



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

Bedroom two 11'1" x 11'3" (3.38 x 3.44)



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

Bedroom three 6'9" x 5'8" (2.07 x 1.75)

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

Bathroom



UPVC double glazed window, central heating radiator, fully tiled with carpeted flooring, and furnished with a three-piece suite comprising panelled bath with dual taps and electric shower, pedestal sink with dual taps, and low flush W.C.

External



Externally there is a wrap around garden to three aspects with a side drive which accommodates off-street parking and leads to the detached garage.

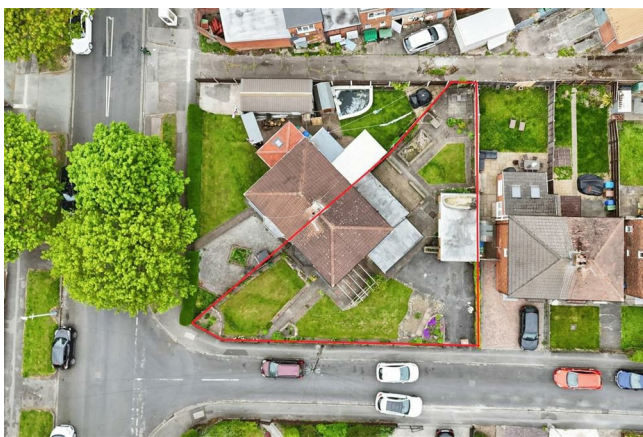
To the front and right hand side, there are lawned gardens with decorating planting and fencing to the surround. A path leads to the entrance doors, a patio seating area, and side drive which accommodates off-street parking.

The rear garden is mostly low maintenance in design being block paved with a lawned section, planted borders and a feature pond. The residence also benefits from having a detached garage and an outside tap.

Side drive and garage



Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenure

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - HES224001000

Council Tax band - B

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

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

Broadband - 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.

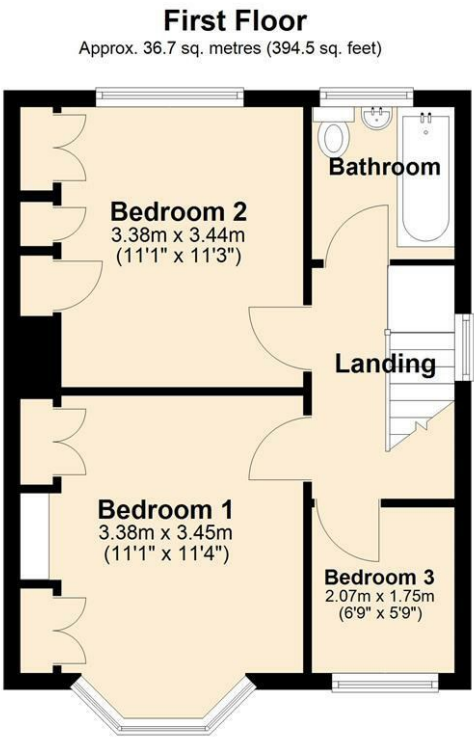
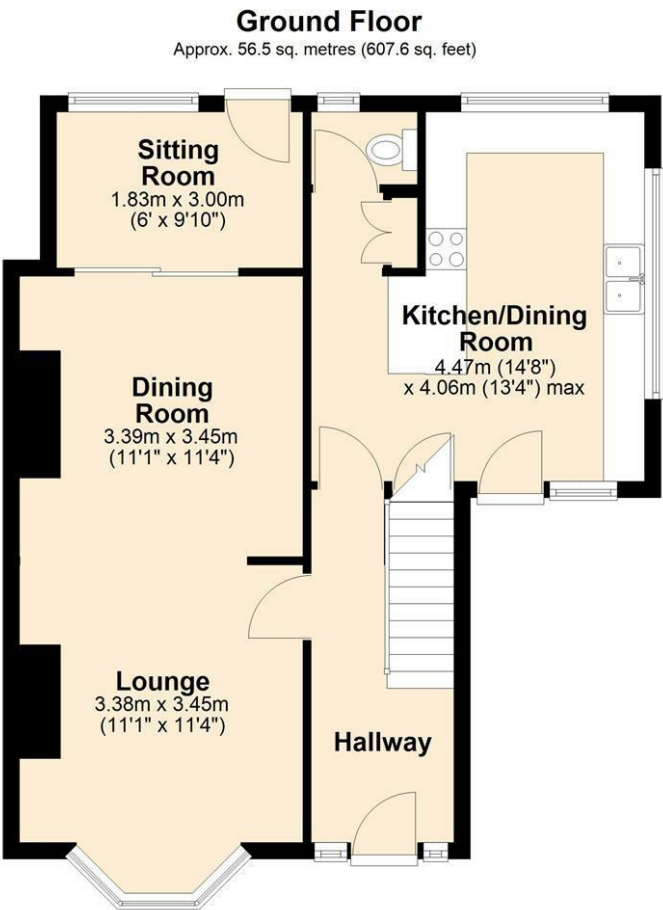
Free Market Appraisals / Valuations

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

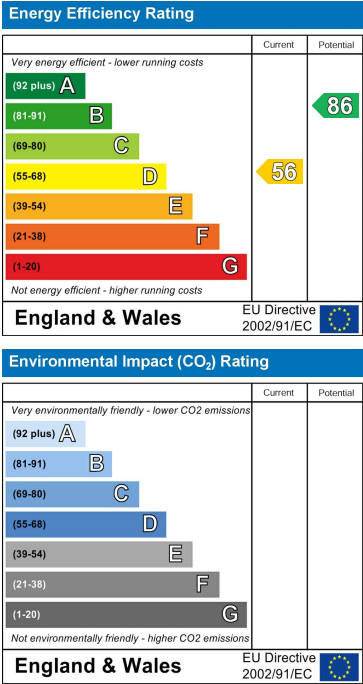


Total area: approx. 93.1 sq. metres (1002.1 sq. feet)

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.