

Whitakers

Estate Agents



3 Yew Close, Hessle, HU13 0QQ

£329,500

Set within the highly desirable village of Hessle, just to the west of Hull, this home enjoys a superb location close to a variety of independent shops, cafés and well-regarded schools. The area is celebrated for its strong sense of community, attractive green spaces and excellent connectivity via the A63 and Humber Bridge, providing easy access to Hull and the surrounding countryside.

Externally to the front aspect, there is a gravelled garden with a block paved path leading to the entrance door. A side drive accommodates off-street parking, and leads towards the detached brick-built garage.

Upon entering, the resident is greeted by a welcoming hallway that incorporates a cloakroom, and follows to a spacious lounge, and fitted kitchen / diner with adjoining conservatory.

A fixed staircase rises to the first floor, which boasts a master bedroom with en suite, a double bedroom with fitted wardrobes, and a good third bedroom with fitted wardrobes and over stairs storage - all of which are served by a well-appointed bathroom.

French doors in the conservatory open onto a patio that overlooks the enclosed rear garden - laid to lawn with faux grass, and complimented with further seating areas.

Offering an excellent balance of lifestyle and convenience, it would be particularly well suited to a growing family seeking a refined home in a well-connected and characterful setting.

The accommodation comprises

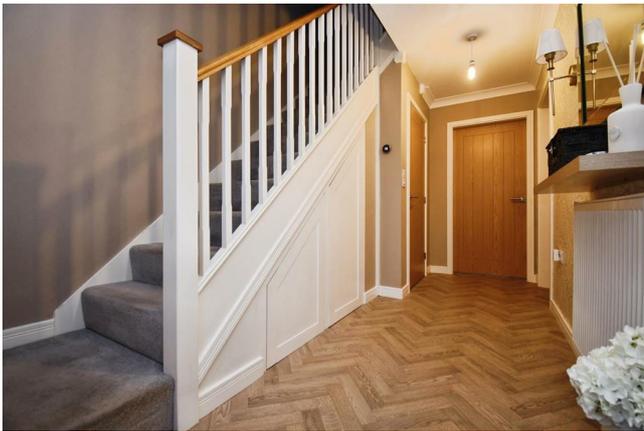
Front external



Externally to the front aspect, there is a gravelled garden with a block paved path leading to the entrance door.

Ground floor

Hall



Composite double glazed entrance door and window, central heating radiator, under stairs storage cupboard, and LVT flooring. Leading to :

Cloakroom

Central heating radiator, and tiled flooring. Furnished with a two-piece suite comprising pedestal sink with dual taps, and low flush W.C.

Lounge 14'2" x 12'1" (4.34 x 3.70)



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

Kitchen / dining room 20'2" x 8'9" (6.17 x 2.69)



UPVC double glazed window, central heating radiator, and tiled flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, and a range of integrated appliances including : oven, hob with extractor hood above, fridge-freezer, washing machine, and dishwasher.

Conservatory 10'2" x 9'1" (3.10 x 2.78)



UPVC double glazed French doors and windows, central heating radiator, and tiled flooring.

First floor

Landing

With access to the loft hatch, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 11'5" x 10'2" (3.50 x 3.10)



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

En-suite



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

Bedroom two 11'10" x 9'1" (3.61 x 2.79)



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

Bedroom three 8'7" x 7'6" (2.62 x 2.29)



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

Bathroom

UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with tiled flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, wash basin with mixer tap, and low flush W.C.

Rear external



French doors in the dining area open onto a patio that overlooks the enclosed rear garden - laid to lawn with faux grass, and complimented with further seating areas.

Additional features

The residence also benefits from having a wooden storage shed, and an outside tap.

Garage and off-street parking

A side drive accommodates off-street parking, and leads towards the detached brick-built garage.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - HES417003000

Council Tax band - D

EPC rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal -

Broadband - 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.

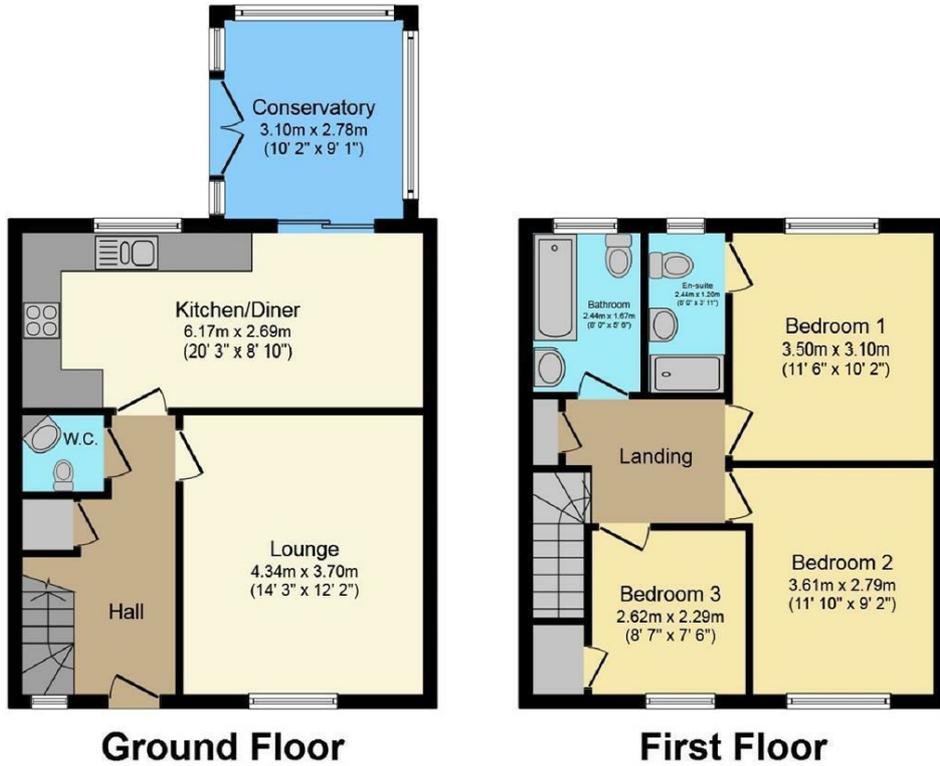
Free Market Appraisals / Valuations

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

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Floor Plan

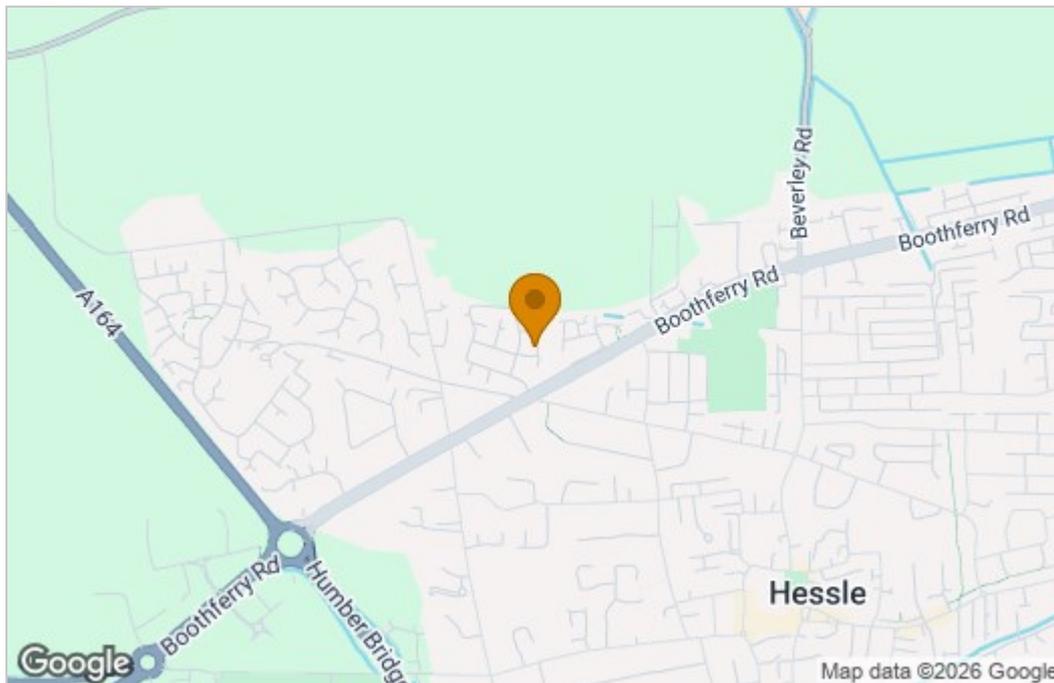


Total floor area 97.0 sq. m. (1,044 sq. ft.) approx

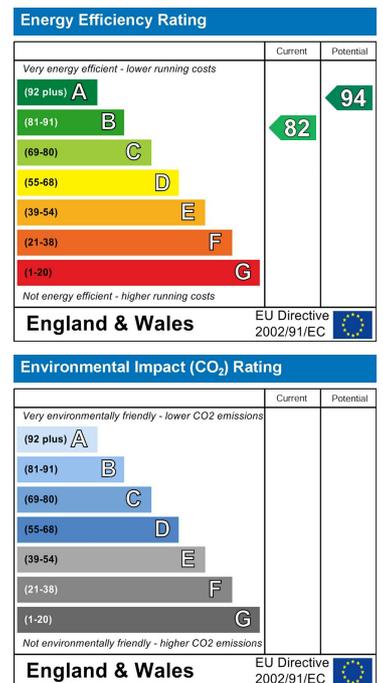
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Graph



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