

Whitakers

Estate Agents



40 Brigg Drive, Hessle, HU13 9HQ

£225,000

Whitakers Estate Agents are delighted to offer this neatly presented and substantially extended semi-detached family home, ideally positioned close to sought-after schools and local amenities, and providing impressive, well-proportioned accommodation arranged over three floors.

Externally to the front aspect, there is a paved forecourt with the kerb lowered to accommodate off-street parking. A side drive extends down the side of the property towards a detached garage.

Upon entering, the resident is greeted by a welcoming entrance hall that opens into a bay fronted lounge, and follows to a fitted kitchen with open plan aspect to the dining room extension.

The first floor boasts three good bedrooms - two of which are fitted - and a bathroom suite furnished with a four-piece suite. A fixed staircase ascends to the loft which could be used as an additional room, and incorporates a cloakroom.

French doors in the dining room open onto the enclosed rear garden which is also low maintenance in design being laid to lawn with faux grass, and complimented with wooden decking and patio seating areas.

The accommodation comprises

Front external



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Ground floor

Entrance hall

UPVC double glaze door with side window, central heating radiator and laminate flooring. Leading to:

Lounge 16'7" x 13'6" (5.08 x 4.13)



UPVC double glazed bay window, UPVC double glazed window, two central heating radiators, wall mounted feature fireplace, understairs storage cupboard and carpeted flooring. Wooden single glazed French doors opening to:

Open plan kitchen / dining room



Kitchen 9'4" x 16'5" (2.87 x 5.02)



UPVC double glazed window, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap and fitted with a host of integrated appliances including double oven, hob with hood above, fridge and freezer.

Dining room 11'3" x 12'6" (3.45 x 3.83)



UPVC double glazed French doors with side windows, two sky lights, central heating radiator and laminate flooring.

First floor

Landing

With access to the loft hatch, UPVC double glazed window, fixed staircase to the second floor and carpeted flooring. Leading to:

Bedroom one 12'7" x 9'7" (3.85 x 2.94)



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

Bedroom two 9'8" x 9'4" (2.96 x 2.87)



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

Bedroom three 9'5" x 6'6" (2.88 x 2.00)



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

Bathroom



UPVC double glazed window, central heating radiator, partly tiled with tiled flooring and fitted with a four-piece suite comprising panelled bath with mixer tap, walk-in enclosure with waterfall shower, wash basin with mixer tap and low flush W.C.

Second floor

Loft room



UPVC double glazed window, central heating radiator, storage in the eaves and carpeted flooring.

En-suite W.C.

Partly tiled with lino flooring and fitted with a two-piece suite comprising wash basin with mixer tap and low flush W.C

Rear external



French doors in the dining room open onto the enclosed rear garden which is also low maintenance in design being laid to lawn with faux grass, and complimented with wooden decking and patio seating areas.

Garage

With connection to lighting / power, and accessed via an up-and-over door or personnel door.

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 - HES050040000

Council Tax band - C

EPC rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 7 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

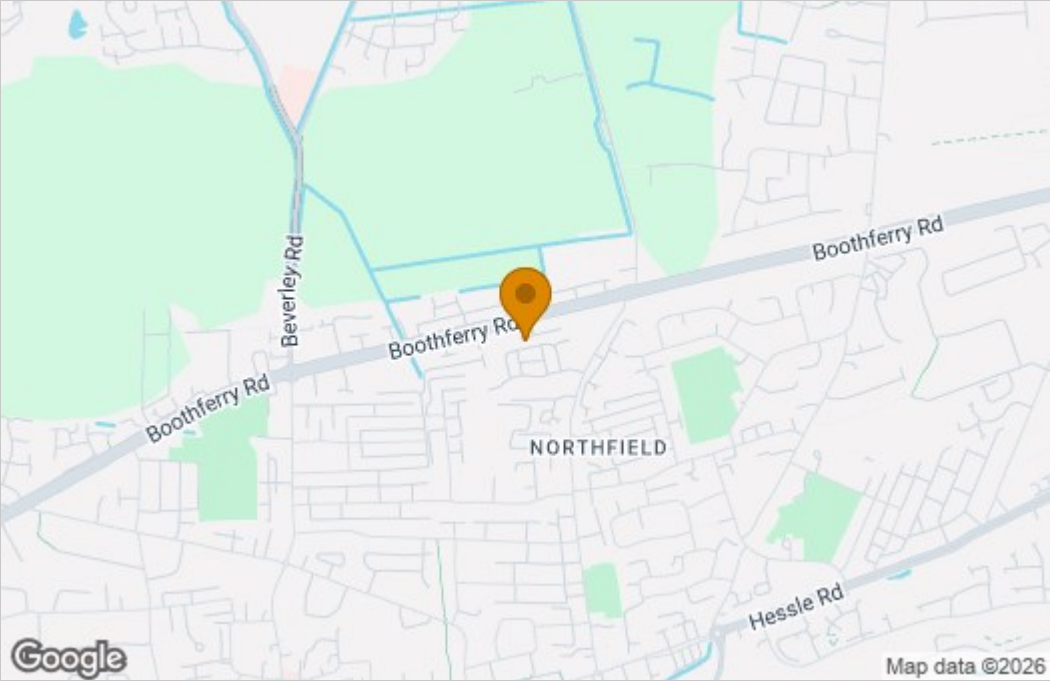
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Floor Plan

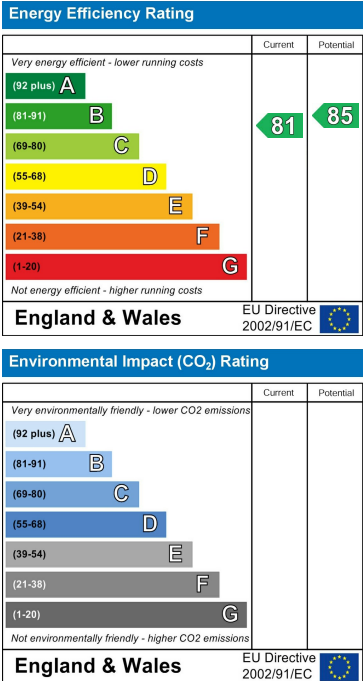


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.