

# Whitakers

Estate Agents



**9 Broad Avenue, Hessle, HU13 0FH**

**£240,000**

This well-presented townhouse is established at the entrance of the modern and highly sought after 'Fleet Green' development off Jenny Brough Lane which is renowned for its close proximity to the A164 – a road network that connects to an abundance of local amenities and provides multiple routes to the Hull City centre and surrounding villages and cities.

The property was constructed by the reputable builders Messrs Barratt Homes to offer its resident offers ample contemporary living space across its three floors and briefly comprises: entrance hall incorporating a cloakroom, fitted kitchen and spacious lounge / dining room with French doors to the rear garden on the ground level. The first floor boasts a master bedroom with en-suite shower room and a double bedroom; fixed staircase ascends to the second-floor landing with access to the loft hatch, two double bedrooms and a bathroom furnished with a three-piece suite.

Externally there is a gravelled courtyard to the front aspect which enjoys open views of the development's open landscaping. The rear garden is mainly laid to lawn with patio and wooden decking seating areas, and a gate in the boundary fencing opens to the occupier's garage and designated off-street parking.

Taken together, the accommodation on offer is ideal for the growing family who wish to reside within the catchment of Ofsted rated 'Good' schools

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Ground floor

Entrance Hall

Composite entrance door, central heating radiator, built-in storage cupboard and laminate flooring. Leading to

Cloakroom



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

Study 7'10" x 6'4" (2.39 x 1.95 )



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

Kitchen / diner 20'3" x 13'7" (6.18 x 4.15 )



UPVC double glazed French doors to the rear garden, two central heating radiators, understairs storage cupboard, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with upstand laminate above, sink with mixer tap and a range of

integrated appliances including : oven with hob and extractor hood above, fridge-freezer and dishwasher.

First floor

First floor landing

Central heating radiator, built-in storage cupboard and carpeted flooring.

Lounge 10'11" x 13'7" (3.34 x 4.15 )



Two UPVC double glazed windows, two central heating radiators and carpeted flooring.

Master bedroom 13'7" x 13'5" (4.15 x 4.10 )



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

En-suite



Central heating radiator, partly tiled with tiled flooring and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap and low flush W.C.

Second floor

## Second floor landing

With access to the loft hatch and carpeted flooring. Leading to:

Bedroom two 13'2" x 13'7" (4.02 x 4.15 )



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

Bedroom three 11'0" x 13'7" (3.36 x 4.16 )



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

## Bathroom



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

## External



Externally there is a gravelled courtyard to the front aspect which enjoys open views of the development's open landscaping. The rear garden is mainly laid to lawn with patio and wooden decking seating areas, and a gate in the boundary fencing opens to the occupier's garage and designated off-street parking.

## Tenure

The property is held under Freehold tenureship

## Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - HES195009000

Council Tax band - D

## EPC rating

EPC rating - B

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

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

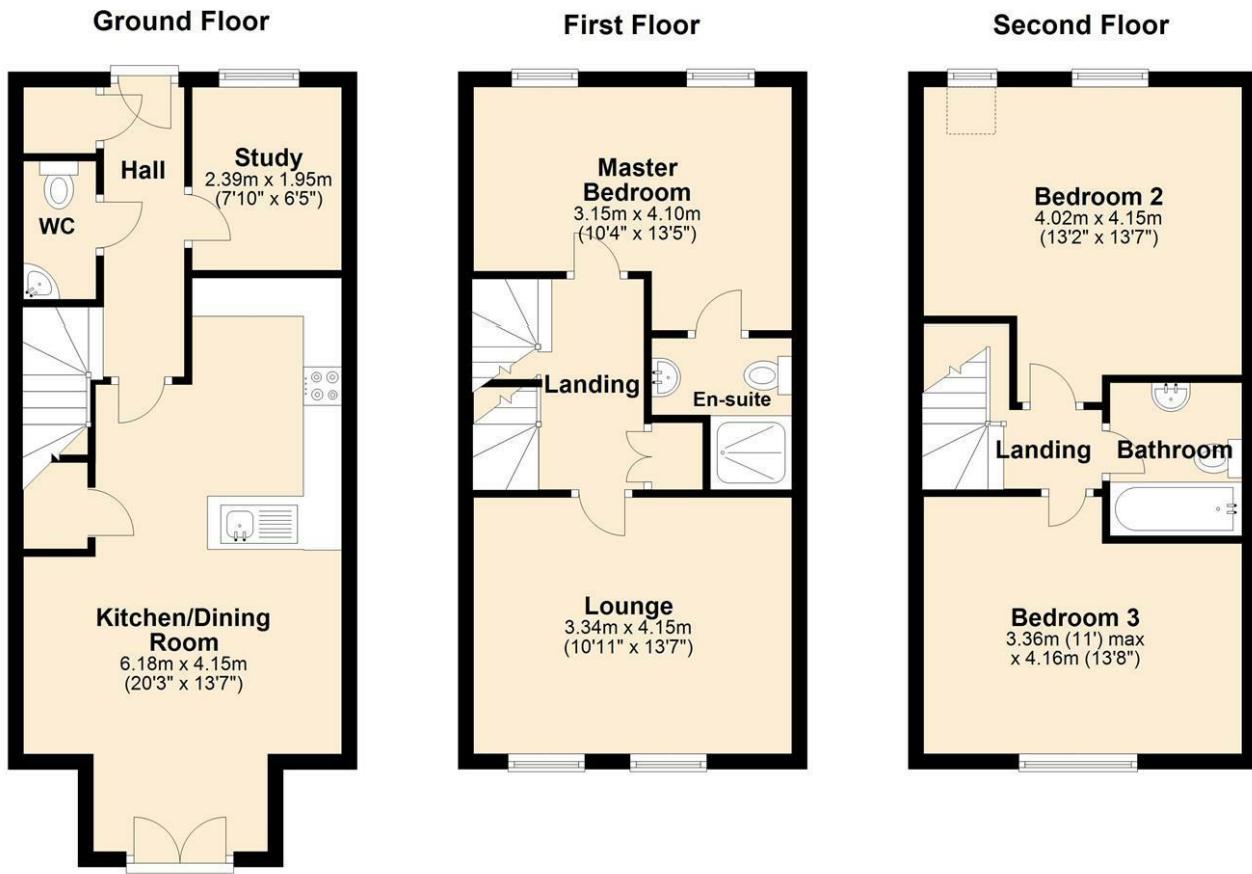
#### Free Market Appraisals / Valuations

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.

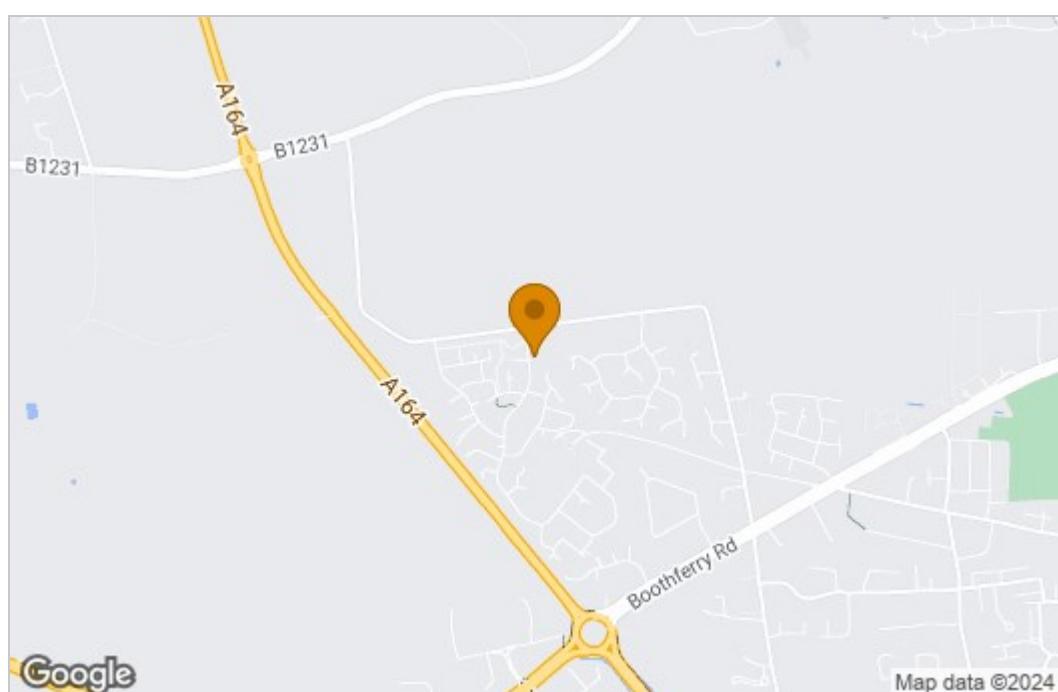
#### Whitakers Estate Agent Declaration

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.

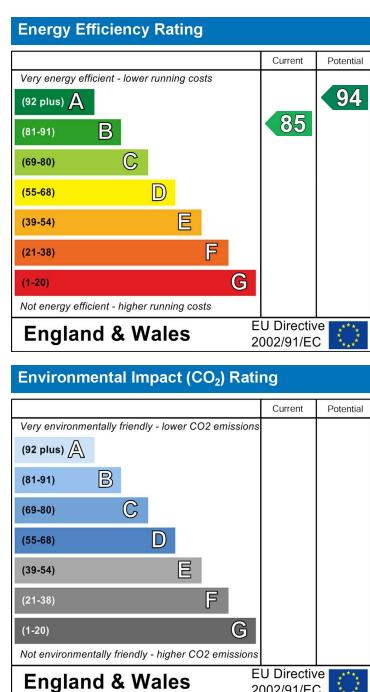
## Floor Plan



## 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.