

Whitakers

Estate Agents



44 Oaklands Drive, Hessle, HU13 0LU

£239,950

**** NO ONWARD CHAIN ****

Whitakers Estate Agents are pleased to present this traditional semi-detached property which is situated in the highly sought-after town of Hessle, enjoying a pleasant position overlooking the nearby King George V Playing Field and its associated leisure facilities.

Upon entering, the resident is greeted by a welcoming entrance hall that follows to a bay fronted lounge, open plan living / dining room, and a fitted kitchen with adjoining rear lobby and cloakroom. Fixed stairs rise to the first floor landing which incorporates useful storage, and leads to two double bedrooms, and two further good bedrooms; all of which are served by a bathroom furnished with a three-piece suite.

Externally to the front aspect, there is a gravelled front garden with shrubs and brick walling to the surround.

A patio door in the dining room opens onto steps that descend to a paved seating area overlooking the rear garden, mainly laid to lawn with well-stocked borders and complemented by a further seating area.

A path leads to the ends of the plot where there is a detached garage, a shed and a gate that opens onto the vehicle accessible ten-foot.

Ideally suited to a growing family, the property offers a wonderful balance of comfort and convenience, with excellent access to local amenities, well-regarded schools, and transport links, making it an ideal place to call home.

The accommodation comprises

Front external



Externally to the front aspect, there is gravelled garden with brick walling to the surround.

Ground floor

Hall

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

Lounge 14'5" x 11'6" (4.41 x 3.52)



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

Open plan living / dining room 23'2" x 17'1" (7.08 x 5.21)



Living room



UPVC double glazed window, central heating radiator, feature fireplace with marbled inset / hearth, under stairs storage cupboard, and carpeted flooring.

Dining room



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

Kitchen 12'0" x 9'3" (3.68 x 2.82)



UPVC double glazed window and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, plumbing for a dishwasher and integrated oven with hob and extractor hood above.

Rear lobby

UPVC double glazed door, built-in storage cupboard, and tile effect vinyl flooring. Leading to :

Cloakroom

UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with tile effect vinyl flooring. Furnished with a two-piece suite comprising wash basin with dual taps, and low flush W.C.

First floor

Landing

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

Bedroom one 14'5" x 10'7" (4.40 x 3.23)



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

Bedroom two 12'0" x 9'4" (3.68 x 2.85)



UPVC double glazed window, central heating radiator, fitted wardrobes and cupboards, vanity sink with dual taps, and carpeted flooring.

Bedroom three 10'2" x 7'8" (3.12 x 2.34)



UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

Bedroom four 7'7" x 6'1" (2.33 x 1.86)



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

Bathroom



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

Rear external



A patio door in the dining room opens onto steps that descend to a paved seating area overlooking the rear garden, mainly laid to lawn with well-stocked borders and complemented by a further seating area.

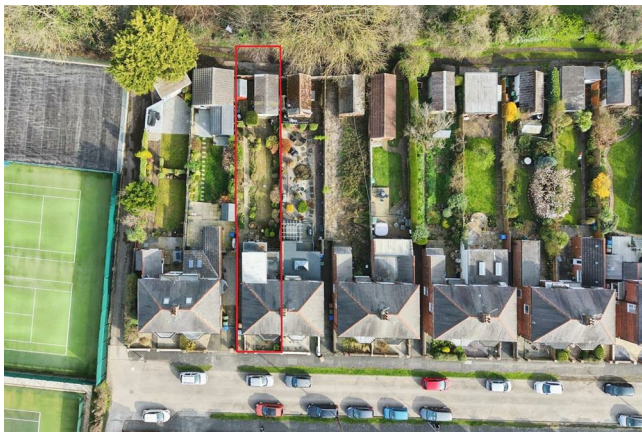
Rear access

A path leads to the ends of the plot where there is a detached garage, and a gate that opens onto the vehicle accessible ten-foot.

Additional features

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

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 - HES265044000

Council Tax band - C

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

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.

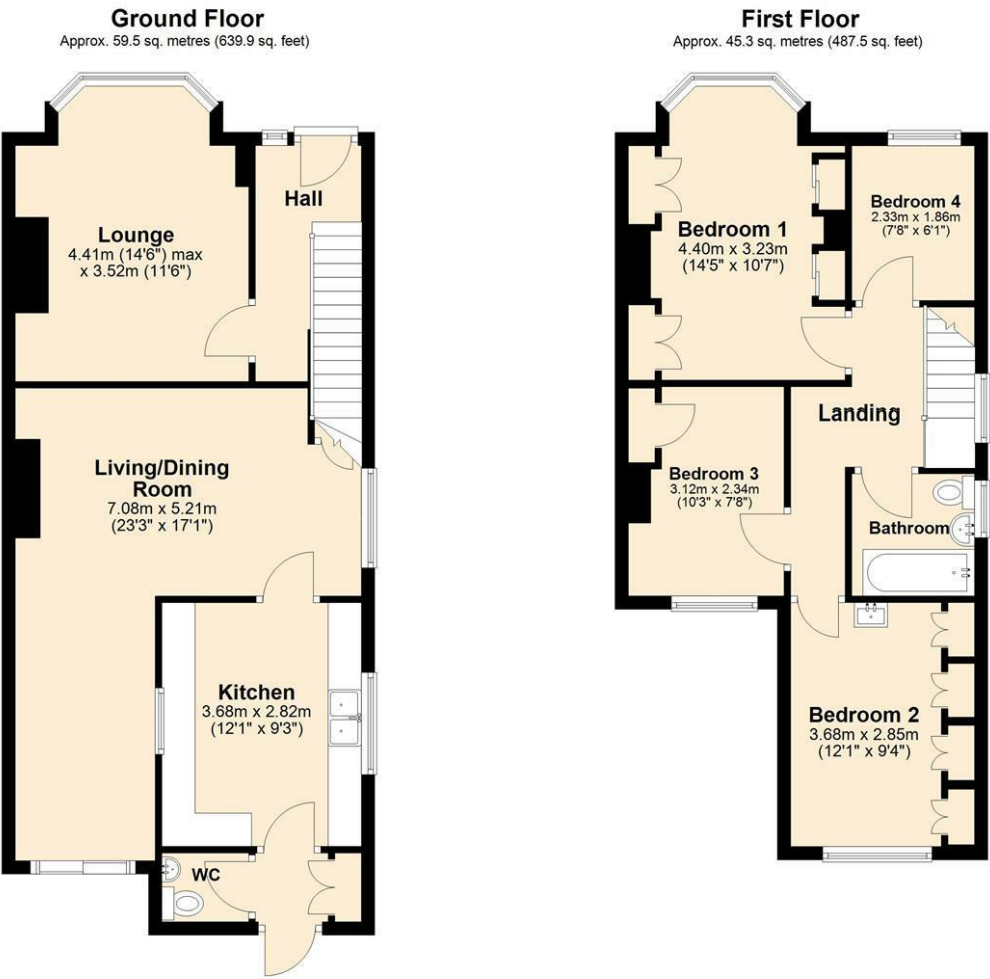
Free Market Appraisals / Valuations

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

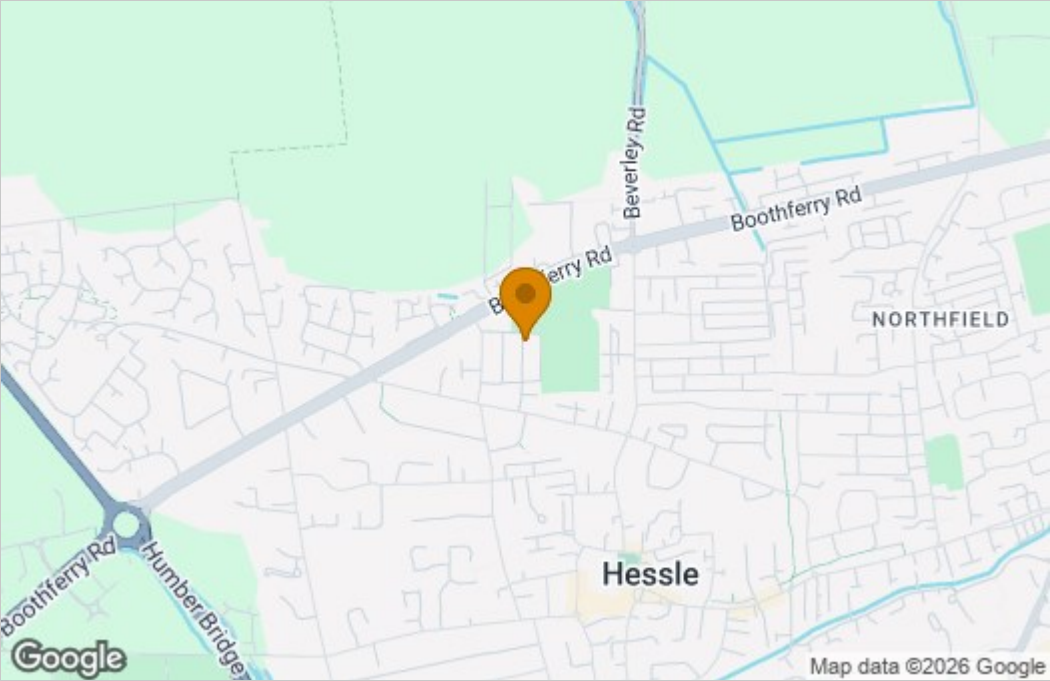
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Floor Plan

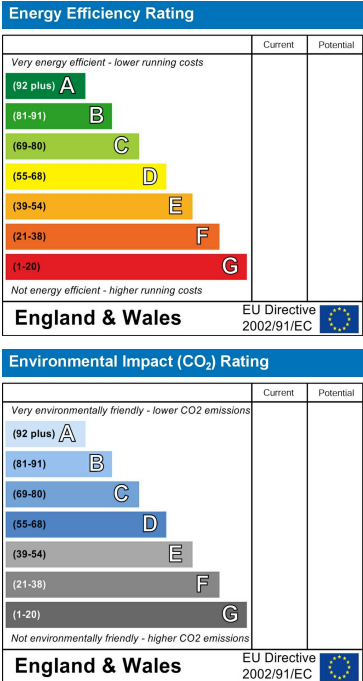


Total area: approx. 104.7 sq. metres (1127.5 sq. feet)

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.