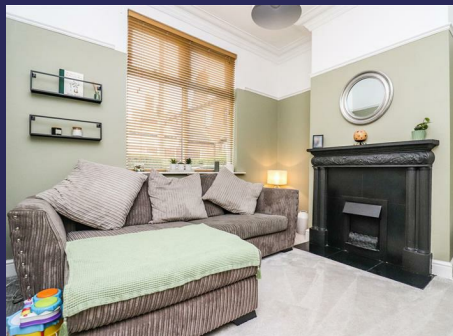


# Whitakers

Estate Agents



## 5 Brunswick Grove, Hessle, HU13 0SH

**£175,000**

Enjoying proximity to the local amenities and leisure facilities the Hessle village has to offer, this well presented two-bedroom home also benefits from having been extended to allow for additional living space.

Briefly comprising entrance hall, lounge, spacious dining room, fitted kitchen and rear lobby leading to the utility room and W.C to the ground floor the first floor boasts two good bedrooms and a bathroom suite fitted with a four-piece suite.

Externally, the property enjoys a graveled low maintenance garden to the front which is enclosed at the perimeter with hedging. To the rear, there is a further low maintenance garden with block paved patio, wooden decking seating area and is partly laid to lawn with faux grass. A wooden gate leads to the ten-foot access where there is ample parking space for multiple cars.

The accommodation on offer is ideal for the first-time buyer who requires access to highly accessible transport links connecting to the Hull city center and surrounding villages, or the investor seeking to increase their property portfolio. As such, viewing at the earliest convenience is highly recommended.



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## The Accommodation Comprises ` ( ` )

### Ground Floor

#### Entrance Hall

Upvc double glazed door and leading to:

#### Lounge 10'9" x 10'5" (3.28m x 3.20m )

Upvc double glazed window to the front elevation, central heating radiator, living flame fireplace with granite inset and hearth.

#### Dining Room 13'10" x 11'10" (4.22m x 3.63m )



Upvc double glazed window to the rear elevation, central heating radiator and fireplace with granite inset and hearth,

#### Kitchen 7'6" c 7'10" (2.30m c 2.41m )

Upvc double glazed window to the side elevation and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap, provision for a gas cooker and plumbed for an automatic dishwasher.

#### Rear Lobby



Upvc double glazed door leading to the rear external, Upvc double glazed window to the side elevation, and leading to:

#### Utility Room 7'6" x 4'3" (2.30m x 1.31m )

Plumbed for an automatic washing machine with provision for a fridge-freezer and condenser dryer.

#### W.C.

Upvc double glazed window to the rear elevation and fitted with a two piece suite comprising pedestal sink with mixer taps and low flush W.C.

### First Floor

#### Landing

Leading to:

#### Bedroom One 13'8" x 11'10" (4.19m x 3.61m )



Upvc double glazed window to the rear elevation, and central heating radiator. Leading to:

### Bathroom 10'5" x 8'0" (3.18m x 2.44m )



Upvc double glazed window to the rear elevation, central heating radiator, partly tiled walls and fitted with a three piece suite comprising panelled bath with mixer tap, walk in shower enclosure with mixer shower, vanity sink with mixer taps and low flush W.C.

### Bedroom Two 13'10" x 10'7" (4.22m x 3.23m )



Upvc double glazed window to the front elevation, central heating radiator and built in storage cupboard.

### External



Externally to the front of the property there is a low maintenance gravelled garden which is enclosed to the boundary with hedging. To the rear, there is a low maintenance garden with is enclosed to the boundary with wooden fencing and enjoys paved patio and wooden decking seating areas and partly laid to lawn with faux grass. A gate provides access to the ten foot where off-street parking is available to the resident.

### Tenure

The property is held under Freehold tenureship.

### Council Tax Band

Council Tax band - A

Local Authority - East Riding Of Yorkshire

### EPC Rating

EPC rating - TBC

### 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.

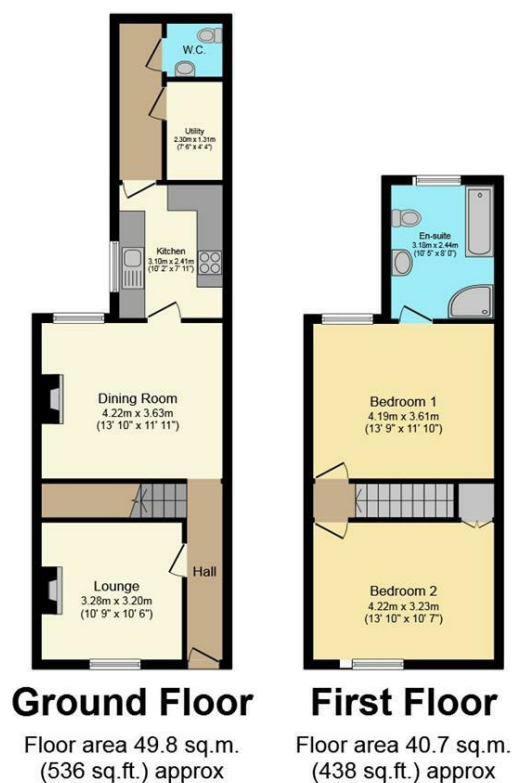
### Free Market Appraisals / Valuations

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

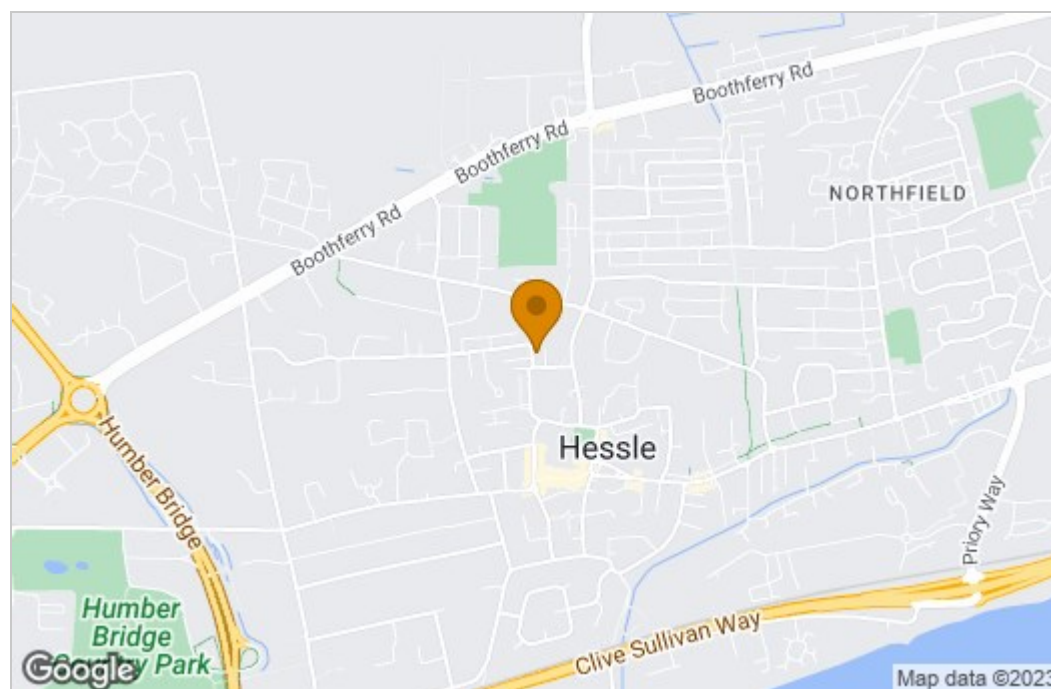


Total floor area 90.6 sq.m. (975 sq.ft.) approx



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

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
<p><b>England &amp; Wales</b></p>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p><b>England &amp; Wales</b></p>		EU Directive 2002/91/EC	

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.

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