

# Whitakers

Estate Agents



**20 Lime Tree Avenue, Hessle, HU13 9LT**

**£155,000**

**\*\* NO FORWARD CHAIN \*\***

Whitakers Estate agents are pleased to introduce this immaculate semi-detached property which is ideally placed within close proximity the Hessle town center, and effortlessly blends a contemporary lifestyle with traditional features throughout.

The internal layout briefly comprises a porch opening to the entrance lobby, spacious lounge and fitted dining kitchen with utility room and cloakroom off; a fixed staircase ascends to the first floor which boasts two double bedrooms and a bathroom furnished with a three-piece suite.

Externally to the front aspect there is a block paved garden with the kerb dropped to accommodate off-street parking with a side passage leading to the detached garage.

The enclosed rear garden is mainly laid to lawn with stocked borders, patio seating area and has a large wooden storage shed.

An internal inspection is recommended to truly appreciate the accommodation on offer.

The accommodation comprises

#### Front external



Externally to the front aspect there is a block paved garden with the kerb dropped to accommodate off-street parking with a side passage leading to the detached garage and rear garden.

#### Ground floor

##### Porch

UPVC double glazed entrance door with side window. Opening to :

##### Entrance lobby

Central heating radiator, vinyl tiled flooring and wooden stained glass door opening to :

#### Lounge 14'5" x 13'6" (4.40 x 4.13 )



UPVC double glazed bay window, central heating radiator, gas fireplace with marbled inset and hearth and vinyl tiled flooring.

#### Kitchen 15'4" x 10'2" (4.68 x 3.11 )



UPVC double glazed door to the rear garden, two UPVC double glazed windows, central heating radiator, vinyl tiled flooring and fitted with a range of floor and eye level units, contemporary worktops with upstand laminate above, sink with mixer tap and integrated oven with hob and extractor hood above.

##### Utility area

UPVC double glazed window, vinyl tiled flooring, plumbing for a washing machine and contemporary worktops.

##### Cloakroom

Two UPVC double glazed windows, central heating radiator, under stairs storage, vinyl tiled flooring and furnished with a two piece suite comprising vanity sink with mixer tap and low flush W.C.

#### First floor

##### Landing

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

#### Bedroom one 10'9" x 6'6" (3.29 x 2.00 )



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

Bedroom two 10'9" x 8'9" (3.29 x 2.69 )



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

#### Bathroom



UPVC double glazed windows, central heating radiator, partly tiled to splash back areas with wooden flooring and furnished with a three-piece suite comprising walk in enclosure with mixer shower, vanity sink with dual taps and low flush W.C.

#### Rear external



The enclosed rear garden is mainly laid to lawn with stocked borders, patio seating area and has a large wooden storage shed.

#### Location

The property is conveniently placed to embrace close proximity to the Hessle town center which hosts an abundance of local amenities including convenience stores, dining facilities and other local businesses. Highly accessible transport links and road networks provide multiple routes to

the Hull city center and surrounding villages, but also connect the resident to further shopping parks and the scenic nature parks. The accommodation also falls within the immediate catchment of the All Saints Church of England Infant / Junior Academy as well as a number of other highly regarded schools.

#### Tenure

The property is held under Freehold tenureship

#### Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - HES216020000

Council Tax band - B

#### EPC rating

EPC rating - E

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - High

Mobile Coverage / Signal - EE Vodafone Three O2

Broadband - Basic 14 Mbps Ultrafast 1000 Mbps

Coastal Erosion - N/A

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

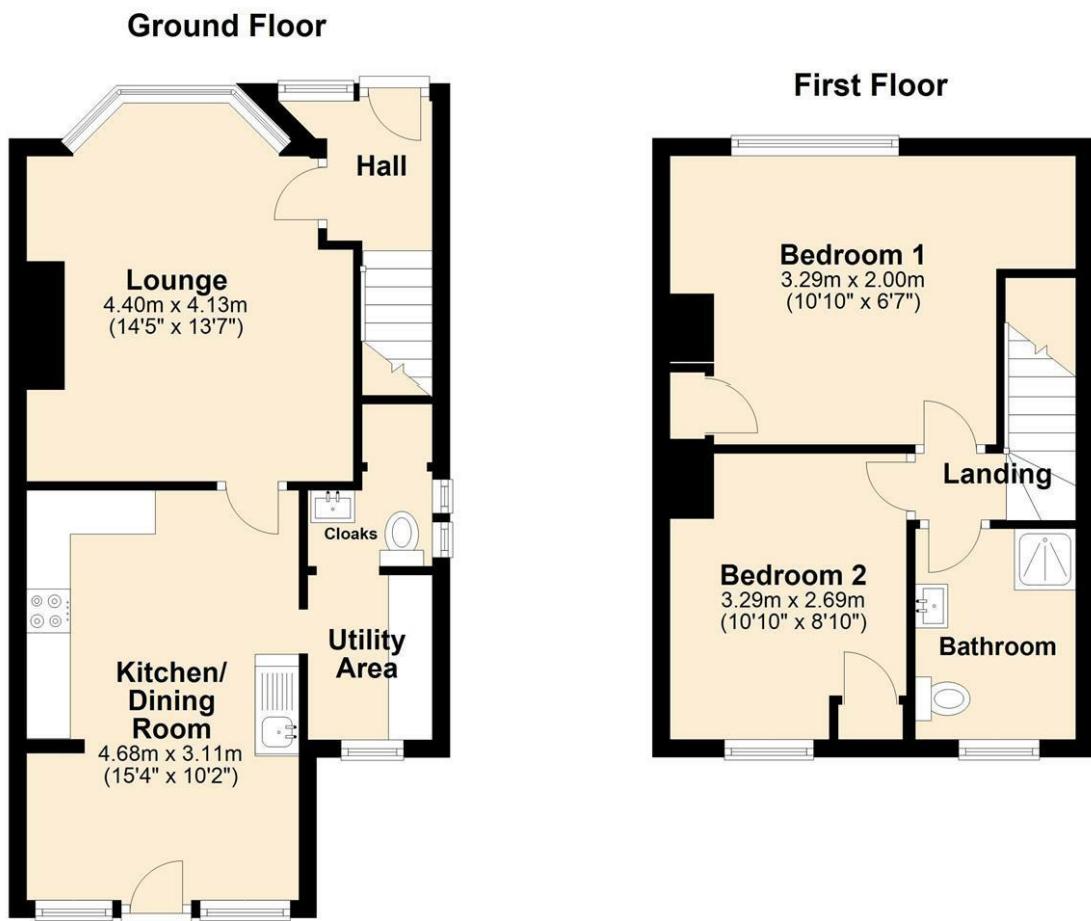
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for

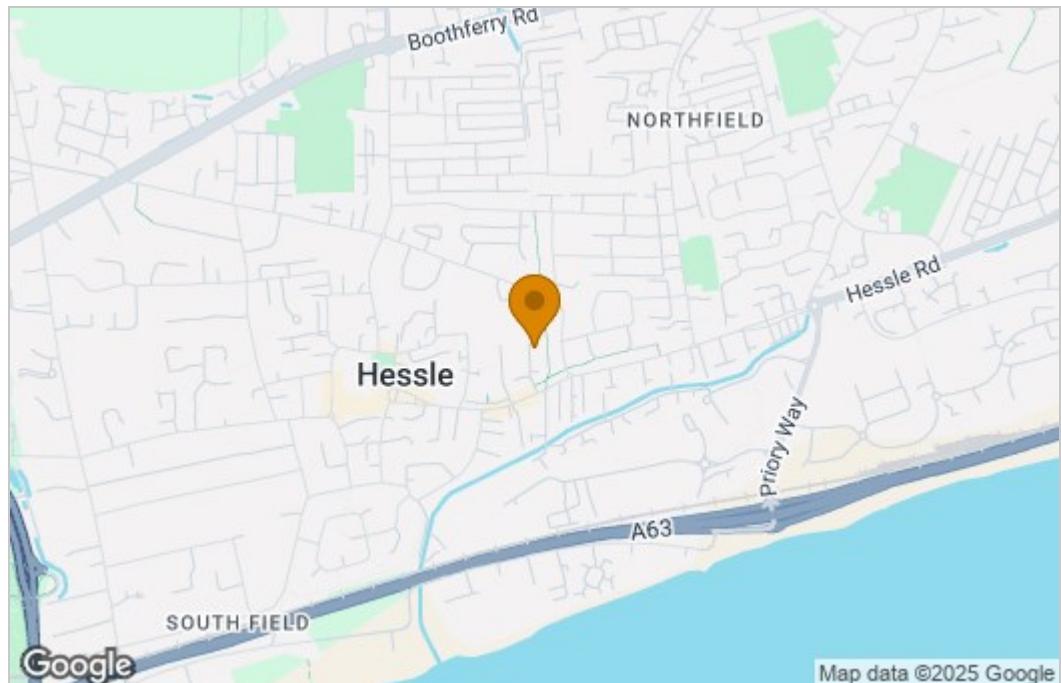
the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

## Floor Plan

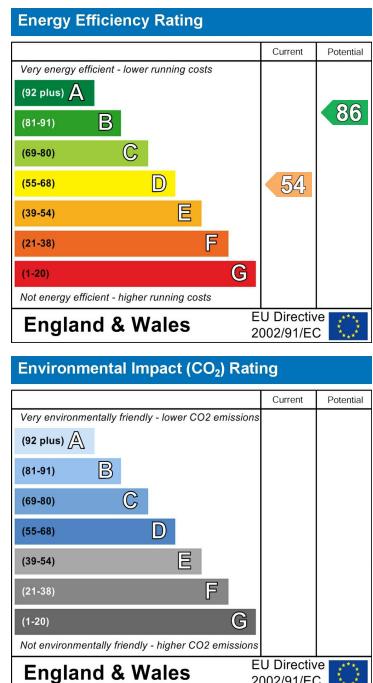


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## 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.