

Whitakers

Estate Agents



13 Brunswick Grove, Hessle, HU13 0SH

£190,000

Introducing this much extended property which would make an ideal family home for those who will appreciate the traditional features throughout, along with its proximity to The Weir in Hessle.

Externally to the front aspect, there is an enclosed garden with decorative planting.

Upon entering, the resident is greeted by a welcoming entrance hall that follows to a bay fronted lounge, and sitting room with open plan aspect to the fitted kitchen, utility room, and shower room.

The first floor boasts a master bedroom with dressing area and en-suite, and a double bedroom with a period feature fireplace.

A fixed staircase ascends to the loft room, which is currently used as additional living space.

Patio doors in the sitting room open to the rear courtyard which is low maintenance in design, being block paved with raised planting areas, and complimented with a wooden decking eating area.

Location

The property is strategically placed to embrace close proximity to the scenic Little Switzerland country park and The Weir with its range of boutiques, shops and cafe's and easy access into the square with all the amenities it has to offer, and enjoying great transport links that provide multiple routes to the Hull city center and surrounding villages.

The accommodation also falls within the catchment of highly regarded provincial schools, most notably the All Saints Church of England Infant and Junior Academy.

The accommodation comprises

Front external



Externally to the front aspect, there is an enclosed garden with decorative planting.

Ground floor

Hall

UPVC double glazed door, and wood laminate flooring. Leading to :

Lounge 12'9" x 10'5" (3.90 x 3.20)



UPVC double glazed bay window, central heating radiator, feature fireplace with tiled inset and hearth, and laminate flooring.

Sitting room 13'0" x 13'11" (3.97 x 4.26)



UPVC double glazed French doors and window, two central heating radiators, under stairs storage cupboard, and wood laminate flooring.

Kitchen 10'9" x 13'4" (3.28 x 4.07)

Wood laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a dish-washer, and integrated double oven, and hob with extractor hood above.

Utility room

Cushion effect laminate flooring, and fitted with eye level units, worktop with splashback tiles above, and plumbing for a washer and a dryer.

Shower room



Two UPVC double glazed windows, central heating radiator, partly tiled to splashback areas with Lino flooring, and furnished with a wall mounted shower with glass screen, wash basin with mixer tap, and low flush W.C.

First floor

Landing

With fixed stairs to the loft room, and carpeted flooring. Leading to. :

Bedroom one 9'11" x 14'0" (3.04 x 4.27)



UPVC double glazed window, central heating radiator, over stairs storage cupboard, and carpeted flooring.

Dressing area



With carpeted flooring, and leading to :

En-suite



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with laminate flooring, and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with dual taps, and low flush W.C.

Bedroom two 10'6" x 14'0" (3.21 x 4.27)



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

Second floor

Loft room 17'11" x 6'6" (5.48 x 2.00)



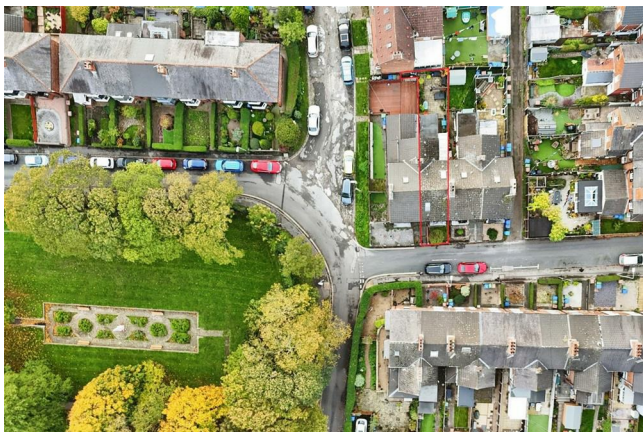
Two roof style windows, central heating radiator, and laminate flooring.

Rear external



Patio doors in the sitting room open to the rear courtyard which is low maintenance in design, being block paved with raised planting areas, and complimented with a wooden decking eating area. The residence also benefits from having an outside tap. With exit to the rear via a non shared passageway.

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 - HES052013000

Council Tax band - B

EPC rating

EPC rating - E

Material Information

Construction - Standard

Conservation Area - Hessle Town

Flood Risk - Very low

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

Broadband - Basic 20 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

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

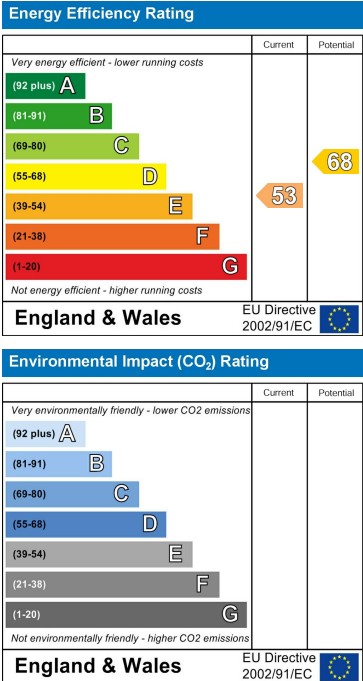


Total area: approx. 126.3 sq. metres (1359.4 sq. feet)

Area Map



Energy Efficiency Graph



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