

Whitakers

Estate Agents



19 Ellerthorpe Close

, Hessele, HU13 0FD

£375,000



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Description

Situated on a secluded plot in Hessele whilst maintaining proximity to the local leisure facilities and amenities the village is renowned for, this four bedroom detached home is ideal for the growing family seeking to fall into the catchment area of the prestigious local schools.

The property was built by the reputable David Wilson Homes circa 2017, meaning there is much of the NHBC warranty remaining and is immaculately presented throughout, enjoying a number of upgrades on the standard package when constructed.

Briefly comprising entrance hall, cloakroom / W.C. , spacious Lounge, fitted kitchen with a host of integrated appliances and utility room to the ground floor, the first floor boasts a master bedroom fitted with an en-suite, along with three further good bedrooms and family bathroom suite.

Externally to the front of the property there is a partly lawned garden with paved driveway to accommodate off-street parking for multiple cars and leading to the integral garage. To the rear, there is an enclosed low maintenance garden, mainly laid to with faux grass, and enjoys a block paved seating area, two wooden decking seating areas and detached entertainment room with connection to lighting and electricity along with a bar area.

Early viewing is recommended to avoid disappointment.

The Accommodation Comprises

Front External

Ground Floor

Entrance Hall

Front entrance door with a Upvc double glazed top light window over, gas central heating radiator, laminate flooring, staircase to the landing off, under stairs storage cupboard and an additional storage cupboard.

Cloakroom / W.C.

Gas central heating radiator, low flush WC, wash basin and an extractor fan.

Lounge

19'0" x 10'4" maximum (5.80m x 3.15m maximum)

Upvc double glazed bay window, two gas central heating radiators and a feature fireplace.

Kitchen Dining Room

19'8" x 15'8" maximum (6.00m x 4.80m maximum)

Upvc double glazed windows and rear entrance door, gas central heating radiator, laminate flooring, fitted with an upgraded range of units including base wall and drawer units with fitted worktops, up stand and splash backs, inset one and a half bowled enamel sink with a mixer tap, inset six ring gas hob with a cooker hood over, double oven, integrated dish washer and fridge freezer.

Utility Room

7'2" x 6'1" (2.20m x 1.87m)

Double glazed entrance door, gas central heating radiator, fitted base and wall units with worktops, plumbing for an automatic washing machine and the gas central heating boiler.

First Floor Accommodation

Landing

Gas central heating radiator, access to the loft space and airing cupboard housing the hot water cylinder.

Bedroom One

15'4" x 11'11" maximum (4.69m x 3.65m maximum)

Two Upvc double glazed windows, gas central heating radiator, large double wardrobe with sliding doors and an additional wardrobe.

En Suite Shower Room

Being fitted with a three piece suite comprising: shower enclosure, a pedestal wash basin and a low level W.C. suite. Having a Upvc double glazed window, a towel rail radiator, an extractor fan unit and an electric shaver point.

Bedroom Two

13'3" x 11'11" maximum (4.06m x 3.65m maximum)

Upvc double glazed window and a gas central heating radiator.

Bedroom Three

13'9" x 8'10" maximum (4.20m x 2.70m maximum)

Upvc double glazed window and a gas central heating radiator.

Bedroom Four

10'4" x 9'6" maximum (3.16m x 2.92m maximum)

Upvc double glazed window, gas central heating radiator and a double wardrobe.

Family Bathroom

Upvc double glazed window, towel rail gas central heating radiator,

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fitted with a four piece suite comprising panelled bath, independent shower cubicle, pedestal wash basin and a low flush WC, tiled splash backs and an extractor fan.

Gardens

Externally to the front of the property there is a partly lawned garden with paved driveway to accommodate off-street parking and leading to the integral garage; the rear garden is low maintenance in design, mainly laid to with faux grass and enjoying a block paved seating area, two wooden decking seating areas and separate entertainment room with connection to lighting and power and bar area.

Garaging

Integral brick garage with an up and over door.

Tenure

The property is held under Freehold tenureship.

Council Tax Band

Council Tax Band - E

Local Authority - East Riding Of Yorkshire

EPC Rating

EPC Rating -

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.

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.

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.

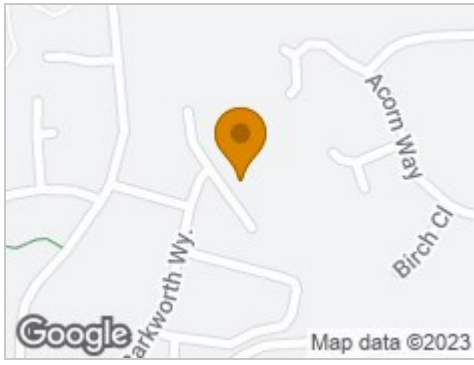
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

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.



Road Map



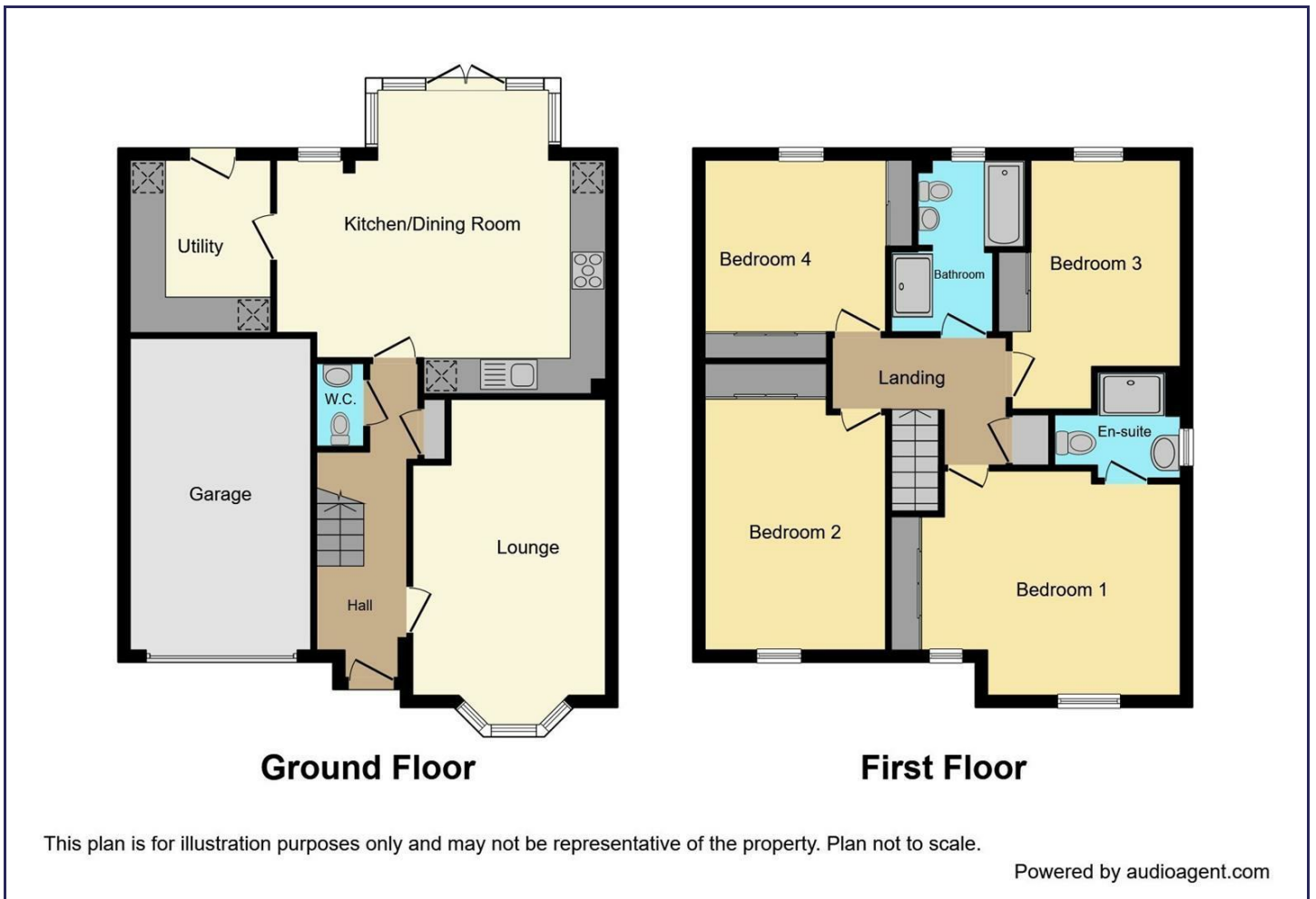
Hybrid Map



Terrain Map



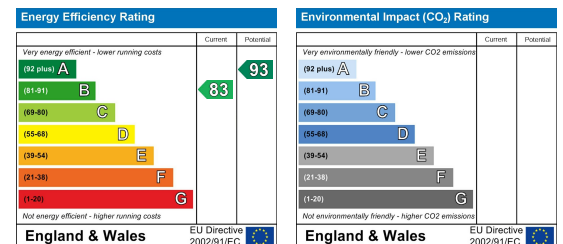
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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.