Whitakers
Estate Agents









19 Fountain Close, Hessle, HU13 0LB

£699,000

Whitakers Estate Agents are pleased to introduce this immaculate detached family home, established within the sought-after 'Fountain Close' cul-de-sac in Hessle. Ideally positioned to take advantage of a wealth of local amenities, highly regarded schools and excellent transport links, the property enjoys a peaceful residential setting whilst remaining conveniently connected.

Externally to the front aspect, there is a lawned garden enhanced with decorative planting. A driveway with an additional paved section provides off-street parking for multiple vehicles and leads to the double-width integral garage.

Upon entry, the resident is greeted by a welcoming entrance hall, currently utilised by the owner as a home office. French doors open into the fitted kitchen / dining room, which incorporates a cloakroom and adjoining utility room providing access to the integral garage. The ground floor also constitutes a spacious lounge together with a superb garden room featuring a log burner, electronic drop-down projector screen and ceiling-mounted projector along with multi room audio.

A fixed staircase rises to the first floor landing, which boasts two fitted double bedrooms with en-suite shower rooms, two further double bedrooms with additional storage, and a fitted bedroom featuring a balcony overlooking the rear garden. All rooms are served by a generously sized bathroom furnished with a four-piece suite.

The accommodation comprises

Front external



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Ground floor

Entrance reception



Upvc double glazed entrance door and side windows, Upvc double glazed window to the front elevation, gas central heating radiator, under stairs storage cupboard and a chrome and glass staircase leading to the first floor.

Living room 23'3" x 10'9" (7.10 x 3.30)



Upvc double glazed window, gas central heating radiators, niche lighting and access to the hallway and dining rooms.

Garden room 28'0" x 14'3" maximum (8.55 x 4.35 maximum)





An amazing room with a vaulted ceiling with four double glazed windows, bi fold doors to the side and rear elevations, Bowker and Wilkins sound system, electronic drop down projector screen and ceiling mounted projector, under floor heating and featuring a log burner.

Open plan kitchen / dining room





Dining room 15'1" x 12'8" (4.60 x 3.88)



Double glazed patio doors leading to the gardens, doors to the hallway,, living room and garden room and flows into:

Kitchen 13'1" x 16'4" (4.00 x 5.00)



Four double glazed windows, under floor heating, a comprehensive range of kitchen units with carousel units, pull out larder unit, deep drawers, granite worksurfaces and a large breakfast bar, inset one and a half bowled sink unit and Franke boiler tap, an extensive range of integrated appliances including a four ring Neff induction hob with a cooker hood over, BBQ griddle, single oven with a warming drawer, small over/ microwave over, steam oven full height refrigerator, full height freezer, dishwasher and wine racks.

Utility Room 6'2" x 7'2" (1.90 x 2.20)



Fitted worktops and a single drainer sink unit, fitted units and plumbing for an automatic washing machine and underfloor heating. Leads to the garage/ workshop.

Cloakroom
Fully tiled and with a low flush WC and vanity wash basin, gas central heating radiator and automatic lighting.

First floor

Landing
Leads to:

Bedroom one 12'2" x 16'3" maximum (3.73 x 4.96 maximum)





Upvc double glazed window, gas central heating radiator, fitted with a range of bedroom furniture and storage units.

En-suite
Towel rail central heating radiator , fully tiled with tiled flooring underfloor heating, large shower cubicle, vanity wash basin, low flush WC, television screen and an extractor fan.

Bedroom two 12'2" x 11'0" (3.73 x 3.37)





Upvc double glazed window, gas central heating radiator and fitted wardrobes.

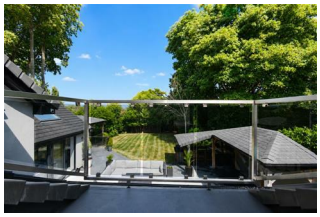
En-suite
Towel rail radiator, shower cubicle, vanity wash basin, television screen and an extractor fan.

Bedroom three 14'11" x 8'7" (4.57 x 2.63)



Double glazed window, gas central heating radiator and a storage recess.

Bedroom four 9'0" x 16'3" (2.76 x 4.96)





Bi-fold doors leading to a glass balcony (can you jazz it up as I cant recall exactly what its like) fitted wardrobes and a coved ceiling

Balcony view from bedroom four

Bedroom five 12'2" x 9'7" (3.73 x 2.93)





Upvc double glazed window, gas central heating radiator, fitted wardrobes and am over stairs storage cupboard housing the how water cylinder.

Family bathroom





Three double glazed windows, gas central heating radiator, fully tiled and featuring a free standing bath , large shower cubicle, twin floating wash basins, low flush WC and an extractor fan.

Double-width garage
Twin electric doors, workshop area, power and lighting.

Solar Panels (TBC)

Water softener
The property has a water softening system installed.

Rear external





French doors from the dining room open onto a porcelain patio incorporating a pizza oven area, creating an ideal space for outdoor entertaining. Steps descend to an easterly facing lawned garden framed by mature borders and enclosed to the boundary. The residence also benefits from an outside tap, power sockets and a substantial shed.

Patio seating area





Pizza oven area





Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - HES132019000
Council Tax band - F

EPC rating

EPC rating - TBC

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 3 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.

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.

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to silicitors to progress a sale.

Whitakers Estate Agent Declaration

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves

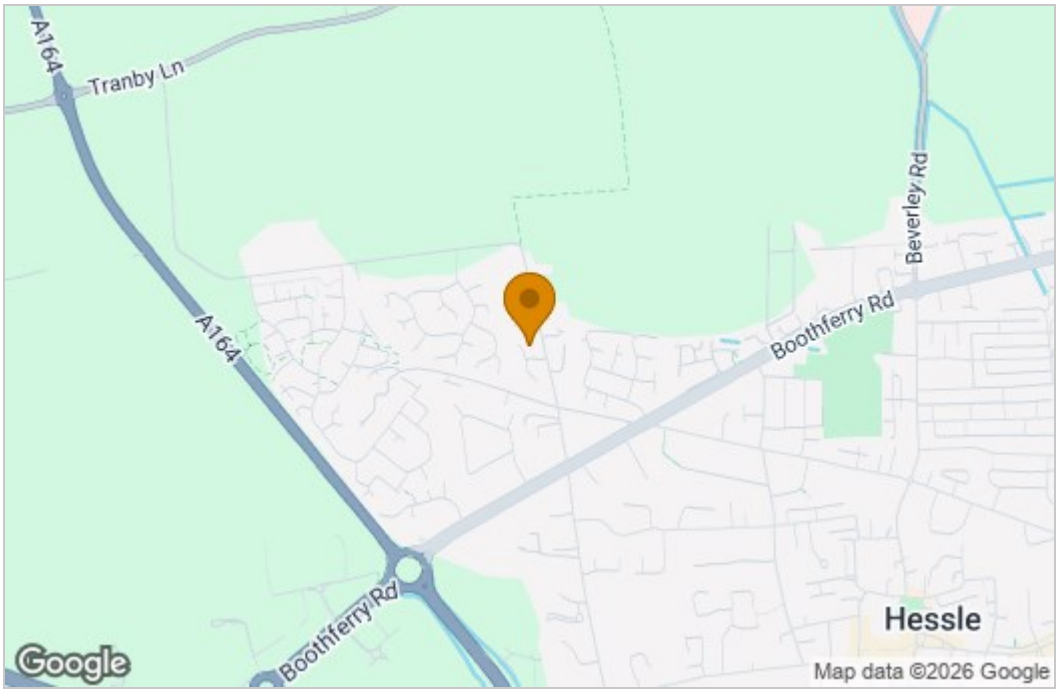
and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

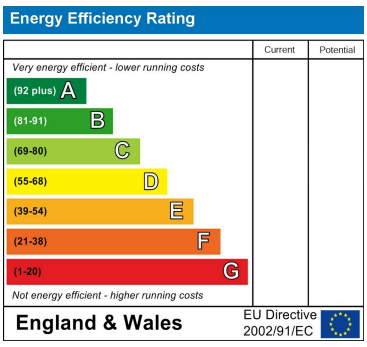
Floor Plan

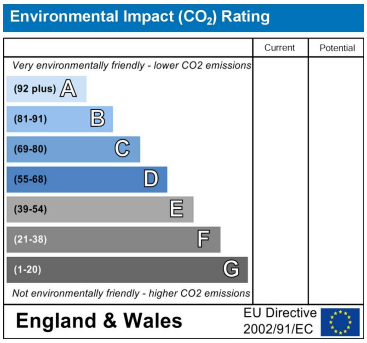


Area Map



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.

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