

# Whitakers

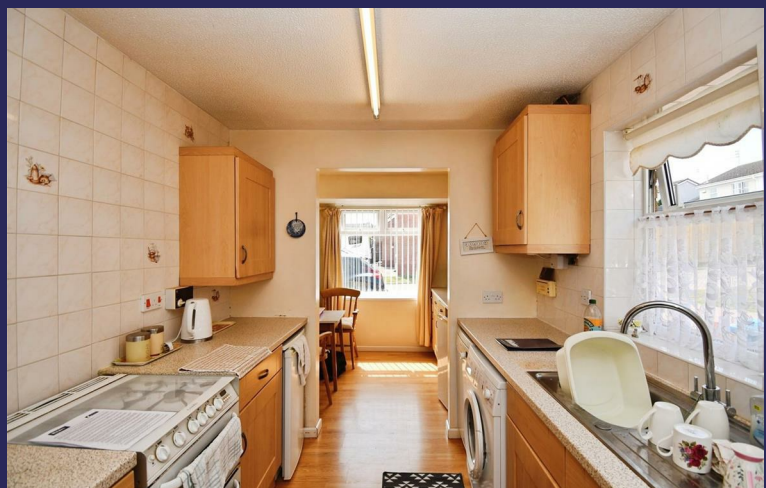
Estate Agents



51 Elsham Rise

, Hessle, HU13 0HP

£215,000





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## The accommodation comprises

### Front external

Externally to the front aspect, there is a paved forecourt with a side drive which accommodates off-street parking.

### Kitchen

9'8" x 7'8" (2.97 x 2.36 )

UPVC double glazed door, UPVC double glazed window, central heating radiator, laminate flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and provision for a gas cooker.

### Dining area

6'7" x 7'8" (2.03 x 2.36 )

UPVC double glazed window, laminate flooring, and fitted with wall and eye level units, and a worktop.

### Lounge / dining room

19'8" x 10'4" maximum (6.00 x 3.17 maximum )

UPVC double glazed window, two central heating radiators, fireplace with marbled inset / hearth and wooden surround, and carpeted flooring.

### Inner lobby

With access to the loft hatch, built-in storage cupboard, and carpeted flooring.

### Bedroom one

8'11" x 9'3" maximum (2.72 x 2.83 maximum )

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

### Bedroom two

11'6" x 8'11" (3.52 x 2.73 )

UPVC double glazed patio door with side window, central heating radiator, and carpeted flooring.

### Shower room

UPVC double glazed window, central heating radiator, built-in storage cupboard, mostly tiled with carpeted 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

A patio door in the second bedroom opens to the rear garden which is is mainly laid to lawn with decorative planting, and complimented with a paved seating area.

## 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 - HES107051000

Council Tax band - C

### 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 16 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

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.





Road Map



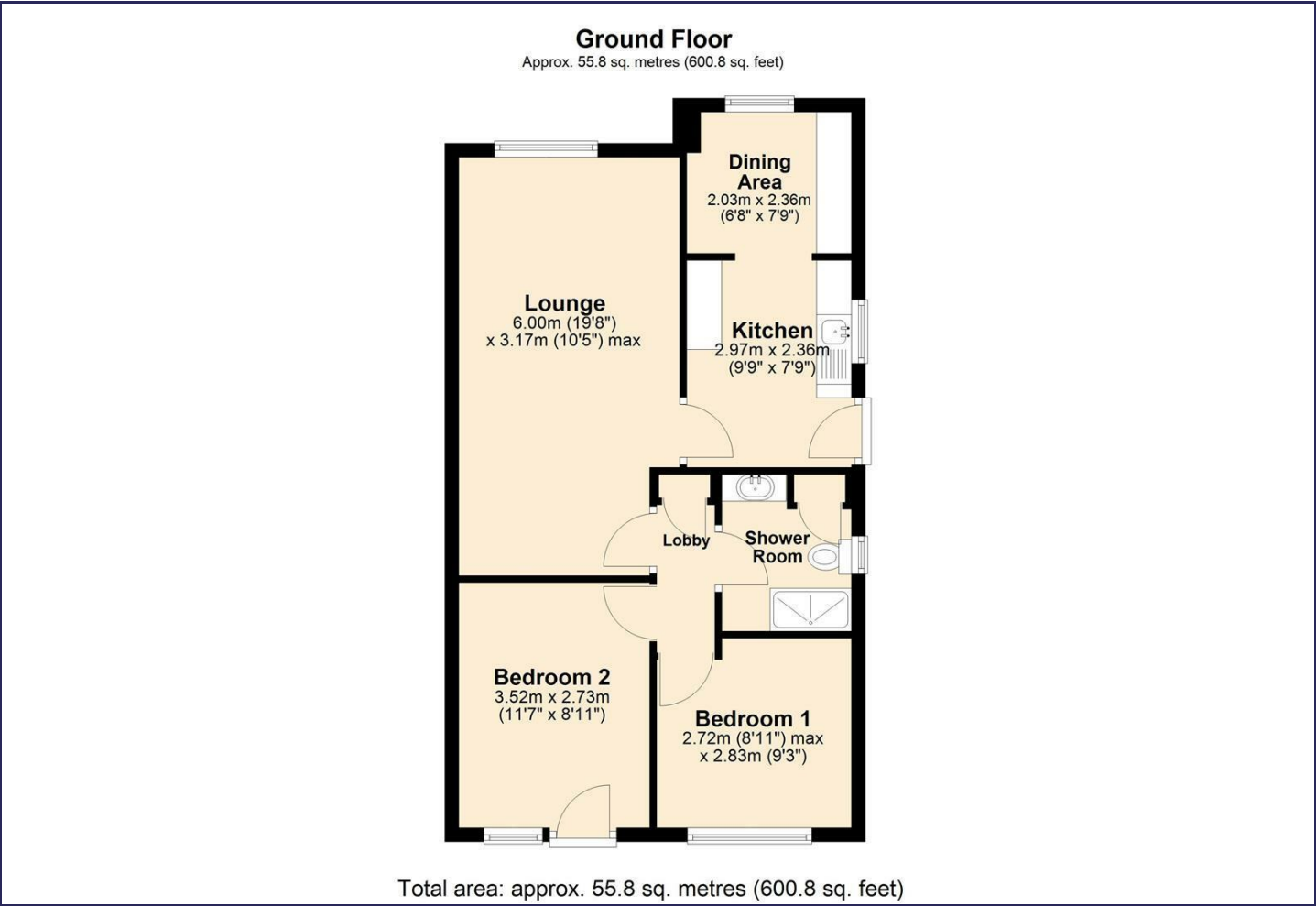
Hybrid Map



Terrain Map



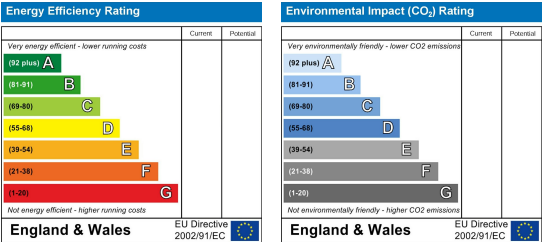
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.