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31 Northgate, Hessle, HU13 0LW

£137,500









# 31 Northgate

Hessle, HU13 0LW

- CHARACTER HOME
- WEST FACING GARDEN
- 2 RECEPTION ROOMS
- TRADITIONAL FEATURES
- CENTRAL HESSLE POSITION
- NO ONWARD CHAIN
- 2 DOUBLE BEDROOMS + HOME OFFICE/DRESSING ROOM
- POTENTIAL TO ENHANCE AND IMPROVE FURTHER

NEW PRICE TO REFLECT UPGRADE POTENTIAL AND LIKELY COSMETIC REFURBISHMENT.

CHARACTER HOME FOR SALE IN THE HEART OF HESSLE VILLAGE.

Offering scope for further improvement with a flexible layout and being larger than an initial glance would suggest.

An internal inspection is highly recommended to fully acknowledge the character features on offer and full potential available.

Forming a pleasant street scene a moments walk from all the amenity the immediate setting has to offer, the property comes suitable for applicants who place lifestyle high on the agenda.

Living space includes a Hallway, Reception Lounge retaining a wealth of feature, Sitting Room/Dining Room with access to a Kitchen extension.

To the first floor level two generous double bedrooms are accessed from a split landing with House Bathroom and a versatile Home Office/Dressing Room.

Externally a West facing courtyard garden offers complete privacy and seclusion throughout.

Offered to the market with NO ONWARD CHAIN.



£137,500



## ENTRANCE HALLWAY

Accessed via a storm porch with a wealth of traditional detail, accessed through a glazed entrance door with a number of period features internally including dado rails and deep skirting. With staircase approach to first floor level with balustrade.

## RECEPTION LOUNGE

13'0" x 12'0" (3.98 x 3.66)

Offering generous proportions throughout and suitably sized to accommodate a furniture suite, with a large feature walk in bay window to the immediate front outlook and street scene of Northgate. A central focal point is provided via a decorative hearth and mantel in a traditional style with further detailing provided via dado rails, picture rail, coving and deep skirting.

## DINING ROOM

12'11" x 12'0" (3.96 x 3.66)

A versatile second reception space, has potential to be used as a sitting room or alternatively as a dedicated dining room. With window to the rear outlook, fireplace insert with traditional hearth and surround, storage cupboards and drawers with additional understairs storage.

## KITCHEN

13'1" x 9'0" (4.0 x 2.75)

Serving as an extension to the property with windows to the side elevations and access door to the rear. A range of traditionally styled wall and base units with contrasting work surfaces over, mid level oven and space for a number of freestanding white goods, including space for dishwasher and washing machine. Four ring gas hob with extractor canopy over and inset stainless steel sink and drainer, with tiling to splashbacks and laminate to floor covering.

## FIRST FLOOR

A split level landing provides access to two bedrooms and an additional dressing room/ study.

**BEDROOM ONE**

12'11" x 15'5" (3.94 x 4.72)

With feature decorative fireplace in a cast iron finish with hearth and surround. Storage cupboard with shelving and window to the front elevation. Of double bedroom proportions and space for freestanding bedroom furniture.

**BEDROOM TWO**

13'1" x 10'2" (4.0 x 3.11)

With window to the rear, decorative fireplace with storage cupboard and concealed, boxed in boiler to additional cupboard space.

**HOUSE BATHROOM**

6'9" x 9'0" (2.08 x 2.75)

Traditionally styled with a three piece suite comprising of pedestal wash hand basin, low flush WC, panel bath with electric shower over and privacy window with laminate to floor coverings.

**HOME OFFICE/ DRESSING ROOM**

5'11" x 9'0" (1.82 x 2.75)

With window to rear, and versatile in its usage with potential to be used as a dedicated home office or alternatively as a full walk in dressing room, depending on a purchasers individual needs and requirements.

**EXTERNAL**

This traditionally styled property available remains conveniently positioned in the centre of Hesse. A short distance walk away from a range of services and amenities.

The property boasts feature and character detail throughout, that must be seen to be fully appreciated and some further general maintenance and upgrade and cosmetic decoration to taste.

To the rear of the property, a West facing courtyard style garden features raised plant borders with brick wall, fencing to perimeter boundary with gate, brick sett patio, additional pavers and storage outhouse also.

**AGENTS NOTE**

Coming ready for immediate occupation and suitable for vendors looking to put their own stamp and mark on the property, with some modest upgrading likely to be undertaken.

**COUNCIL TAX:**

We understand the current Council Tax Band to be B

**SERVICES :**

Mains water, gas, electricity and drainage are connected.

**TENURE :**

We understand the Tenure of the property to be Freehold.

**FIXTURES AND FITTINGS**

Various quality fixtures and fittings may be available by separate negotiation.

**MORTGAGE CLAUSE**

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



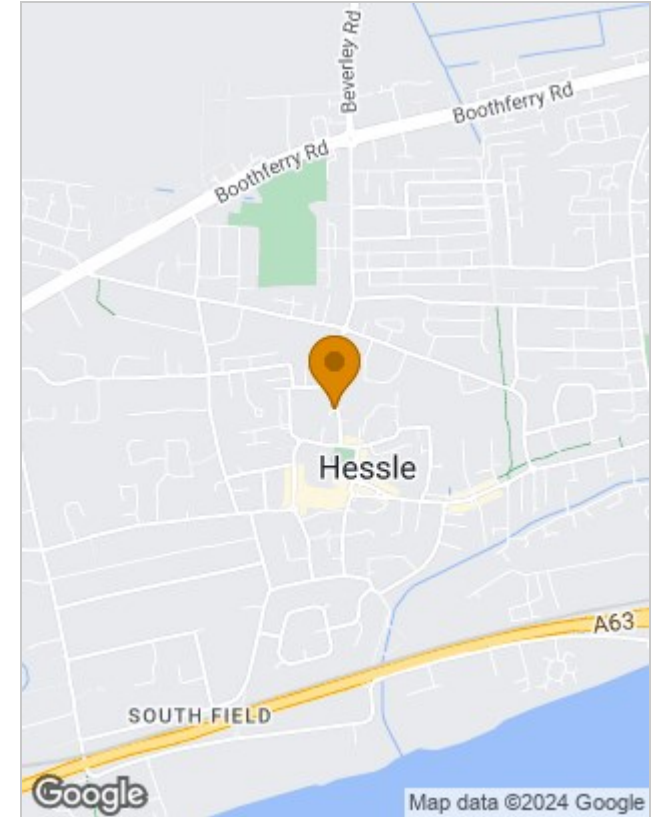




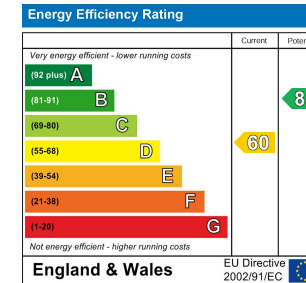
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.