

**staniford**  
grays



20 Eastgate, Hessle, HU13 9LW

£164,950





# 20 Eastgate

Hessle, HU13 9LW

- EXTENDED HOME
- CENTRAL HESSLE SETTING
- 2 DOUBLE BEDROOMS
- DRIVEWAY PARKING
- NO ONWARD CHAIN
- DECEPTIVELY SPACIOUS
- 3 RECEPTION ROOMS
- VIEWING ADVISED
- FURTHER IMPROVEMENT POTENTIAL

EXTENDED HOME WITH FURTHER IMPROVEMENT POTENTIAL IN CONVENIENT HESSLE SETTING.

Deceptively spacious with internal viewing advised to appreciate the extended size.

The well-appointed living space comprises; Entrance Hall, Reception Lounge, Dining Area, Kitchen and Conservatory, Utility Area and W.C.

To the first floor two Double Bedrooms are accessed from a landing with a House Bathroom.

A private rear garden features with driveway parking to the frontage.

Only a short walk from the varied shopping facilities of Hessle Centre and excellent road links onto the A63 road network.



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## ACCOMMODATION COMPRISES

### ENTRANCE HALLWAY

Accessed via uPVC double glazed entrance door with staircase approach to first floor level.

### RECEPTION LOUNGE

15'5" x 12'0" (4.71 x 3.67)

With bay fronted uPVC double glazed window, laminate to floor coverings and a central focal point provided via a gas fire with traditional style hearth and detailing, with French doors opening through to....

### DINING ROOM

9'8" x 9'11" (2.97 x 3.04)

With laminate to floor coverings, used as a second reception space. Leading open through to

### KITCHEN

12'8" x 9'4" (3.87 x 2.87)

Traditionally styled with wall and base units with roll edge work surface over, one and a half bowl sink and drainer. Gas burning range with further space provided for white goods including plumbing for washing machine and dishwasher. Tiling to splashbacks, u PVC window and French doors leading through to....

### CONSERVATORY EXTENSION

10'6" x 9'10" (3.21 x 3.01)

With quarter height wall and uPVC double glazed mounted units with French doors leading to external patio terrace and used as a third reception space to the property.

### UTILITY ROOM

5'9" x 4'8" (1.76 x 1.44)

With uPVC double glazed window to side and laminate to floor coverings.

### CLOAKROOM/ WC

Low flush WC, pedestal wash hand basin and tiling to splashbacks.

### FIRST FLOOR LANDING

#### BEDROOM ONE

15'0" x 10'4" (4.58 x 3.17)

With uPVC double glazed window, of double bedroom proportions with space for free standing bedroom furniture and recess.

#### BEDROOM TWO

10'9" x 8'5" (3.30 x 2.59)

With uPVC double glazed window to the rear outlook and of double bedroom proportions.



#### **HOUSE BATHROOM**

7'9" x 6'2" (2.38 x 1.89)

Traditionally styled throughout with white sanitary ware comprising of panel bath with shower screen and wall mounted shower head and console. Low flush WC, pedestal wash hand basin and splash screening to wall coverings. With uPVC privacy window also.

#### **EXTERNAL**

Eastgate itself remains conveniently positioned within a moments walk of Hessle village centre and benefitting from all the services and amenities the immediate location has to offer.

Dedicated vehicular parking is provided to the immediate front of the property with pedestrian access gate leading to the large rear garden area with patio terrace extending from the building footprint.

Laid to lawn grass and boarded fencing and edging with shed area to the rear.

#### **AGENTS NOTE**

The property comes ready for immediate occupation for offers further scope for improvement and modernisation.

#### **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.

#### **MORTGAGE CLAUSE :**

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

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

#### **PROPERTY PARTICULARS DISCLAIMER :** PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### **MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



## Floor Plans



## 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.

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## Location Map



## Energy Performance Graph

