

staniford
grays



22 Brigg Drive, Hessle, HU13 9HQ

£174,950





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Hessle, HU13 9HQ

- NO ONWARD CHAIN
- QUIET RESIDENTIAL SETTING
- COMPETITIVELY PRICED
- PRIVATE REAR GARDENS
- DECEPTIVELY SPACIOUS
- READY TO MOVE IN HOME
- STORAGE GARAGE
- PARKING TO FRONTAGE

READY TO MOVE IN HOME AT COMPETITIVE PRICE POINT WITH NO ONWARD CHAIN-

Enjoying a pleasant and peaceful location within a popular Hessle setting, we are delighted to offer to the market this well presented Three Bedroomed Semi Detached home that provides well proportioned accommodation throughout.

The accommodation briefly comprises: Entrance Hall, Lounge with feature fireplace open plan to a well appointed Dining/Kitchen. Leading off from a central first floor Landing are Three Bedrooms (Two Double and One Single) together with the House Bathroom.

Pleasant and private gardens feature to the rear, together with a shared side drive that in turn leads to a Single Garage. Full parking is provided to the hard landscaped frontage also.

Competitively priced to attract an early sale with the benefit of ready to move in family living.



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GROUND FLOOR

ENTRANCE HALLWAY

A welcoming entrance to this ready to move in family home, with tiling to floor coverings, staircase approach to first floor level, uPVC double glazed entrance door with complementary window to side, internal meter cupboards.

RECEPTION LOUNGE

15'5" x 16'6" (4.71 x 5.05)

Being bright and spacious throughout with uPVC double glazed oversize picture window to the front elevation and additional window to side, being open plan in nature, inset spotlights to ceiling, understairs storage cupboard. Leads open plan through to...

FAMILY DINING KITCHEN

16'5" x 9'11" (5.02 x 3.04)

With uPVC double glazed window to the rear garden outlook and additional uPVC double glazed window to the side, fitted with a range of Shaker style wall and base units with contrasting worksurfaces over, offering generous storage incorporating double oven, four ring gas burning hob, stainless steel extractor canopy, inset laminate sink and drainer with mixer tap, space for a number of freestanding low level white goods including plumbing for washing machine, downlighters to cabinetry, tiling to floorcoverings, dedicated space for dining table.

FIRST FLOOR

LANDING

6'7" x 9'1" (2.02 x 2.77)

With uPVC double glazed window to the side elevation, access is provided to three well proportioned bedrooms and house bathroom.

BEDROOM ONE

14'2" x 9'8" (4.33 x 2.97)

With uPVC double glazed window to frontage, suitably sized to accommodate double bed and freestanding bedroom furniture.

BEDROOM TWO

10'0" x 11'1" (3.06 x 3.40)

Of double bedroom proportions with uPVC double glazed window to rear, self-contained cupboard housing Ideal combination boiler.

BEDROOM THREE

9'4" x 6'7" (2.86 x 2.01)

With uPVC double glazed window to the front elevation, cupboard with hanging rail also.



HOUSE BATHROOM

Well appointed throughout with white sanitaryware incorporating P-shaped bath with electric showerhead and console over, pedestal wash hand basin, low flush w.c, heated towel rail, tiling to floor coverings and full tiling to splashbacks, inset spotlights to ceiling, uPVC privacy window to side elevation.

OUTSIDE

Brigg Drive itself remains conveniently positioned within proximity to Hessle centre and the nearby A63/M62 corridor and providing access to Hull city centre also.

The immediate location offers a number of similarly styled residential dwellings and being peaceful and secluded throughout, with hard landscaping and parking to the front boundary. A shared driveway leads to a pedestrian access gate to the rear garden area, with hardstanding area and pathway, laid to lawn grass section, established planting and shrubbery to well screened boundary perimeters.

AGENTS NOTE

The property is offered for sale with no onward chain, with viewing available via the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS

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

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the E.R.Y.C council tax band to be 'B'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

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.

FEES

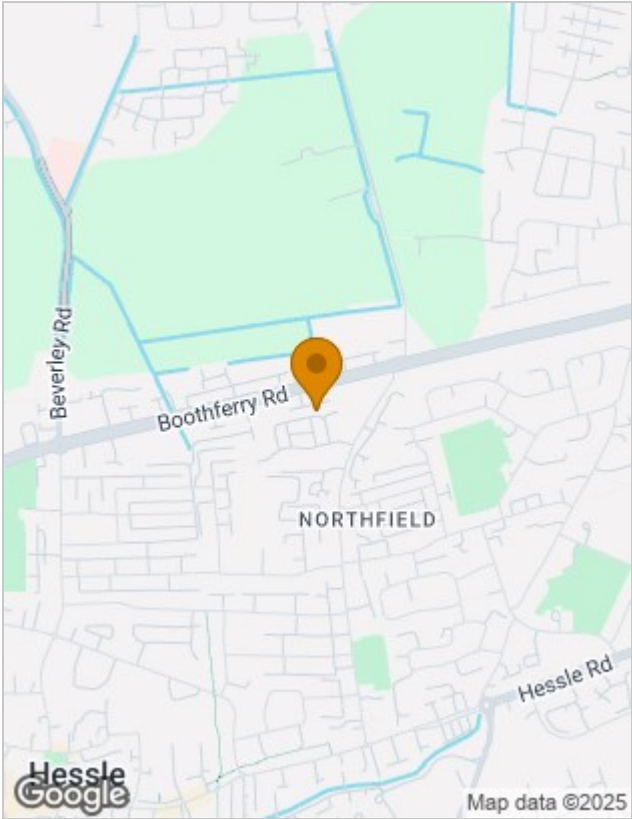
The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



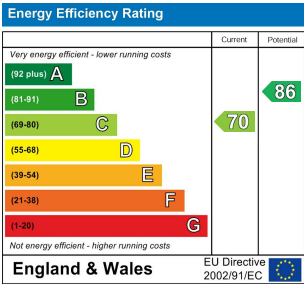
Floor Plans



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.