

staniford
grays



10 Clarke Avenue, Hessle, HU13 0TQ

£230,000





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Hessle, HU13 0TQ

- MODERN HOME WITH 7 YEARS REMAINING ON NHBC BUILD WARRANTY
- SMARTLY STYLED INTERIOR
- TWO BATHROOMS + W.C.
- EXTENDED PATIO TO GARDEN
- DOUBLE PARKING TO FRONTAGE
- 3 BEDROOMS
- AMENDED LAYOUT INTERNALLY
- 7 YEARS REMAINING ON NHBC BUILD WARRANTY

AFFORDABLE AND RECENTLY CONSTRUCTED THREE BEDROOM HOME HAVING BEEN FULLY RE-DECORATED AND STYLED THROUGHOUT.

Arranged around a private cul-de-sac is this semi-detached home offering convenient living, ideally suited for applicants looking for ready to move in living space with 7 years remaining on the NHBC build warranty.

The well presented living space comprises; Entrance Hall leading to a front facing Lounge and Dining/ Kitchen with garden outlook. An inner hallway provides a deep storage cupboard and cloakroom W.C. To the first floor level a main Bedroom features with ensuite provision and two further Bedrooms and a House Bathroom.

Externally, the garden is private and enclosed with an extended patio area with double parking provision also to the frontage.



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GROUND FLOOR

ENTRANCE HALLWAY

Accessed via composite style entrance door, with laminate to floorcoverings and staircase approach to first floor level. Opening into...

RECEPTION LOUNGE

13'5" x 11'8" (4.10 x 3.57)
With uPVC double glazed window to the front outlook, well styled with a range of detailing and traditional flourishes including panelled wall detailing, wall mounted light points, laminate to floorcoverings. Access through to...

INNER HALLWAY

With deep understairs storage cupboard, laminate to floorcoverings. Access to...

CLOAKROOM / W.C

With uPVC privacy window to side elevation, panelled detailing, low flush w.c, pedestal wash hand basin with chrome tap fitment, tiling to splashbacks, feature flooring.

DINING KITCHEN

14'11" x 9'10" (4.56 x 3.00)
Immaculately appointed with space for table and chairs also, a Shaker style kitchen with modern door furniture and complementary work surfaces, under-cabinetry lighting, low level oven, four ring gas hob, stainless steel extractor hood, inset sink and drainer with mixer tap, splashbacks, space and plumbing for washing machine. Double French doors lead to extended patio terrace with uPVC window to the rear garden outlook also.

FIRST FLOOR

LANDING

Giving access to three bedrooms, with handy storage cupboard.

BEDROOM ONE

11'6" x 11'0" (3.53 x 3.37)
With uPVC double glazed window to the front outlook, of double bedroom proportions with recess for storage. Leads to...

EN SUITE SHOWER ROOM

With uPVC privacy window, low flush w.c, walk-in double shower tray with contemporary style tiling, pedestal wash hand basin with chrome tap fitment, heated towel rail.

BEDROOM TWO

10'5" x 8'11" (3.20 x 2.72)
With uPVC double glazed window to the rear outlook and of double bedroom proportions.



BEDROOM THREE

9'8" x 6'10" (2.97 x 2.09)
With uPVC double glazed window to the rear, with potential to be used as a well proportioned third bedroom or alternately as a study / nursery.

HOUSE BATHROOM

5'10" x 6'2" (1.80 x 1.90)
With uPVC privacy window to side elevation, panelled bath with shower fitment over, glazed shower screen, contemporary tiling to splashbacks with chrome trim detailing, pedestal wash hand basin with chrome tap fittings, low flush w.c.

OUTSIDE

Clarke Avenue benefits from a number of similarly style semi-detached homes set within a private and well positioned cul-de-sac, offering modern styling throughout given the contemporary style of houses. The property itself benefits from 7 years remaining on the NHBC build warranty, with double parking to the frontage of the property, gated access to the rear, with patio terrace extending from the immediate building footprint, with brick sett detailing having recently been updated by the current vendors. A pathway extends further to an additional patio area, laid to lawn grass section, boarded fencing to perimeter boundaries, in all offering low maintenance throughout.

AGENTS NOTE

The vendors have improved and upgraded this modern style home with a number of additional features, consequently offering something different to some surrounding dwellings, with viewing available through 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.

WEBSITES

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

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.

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

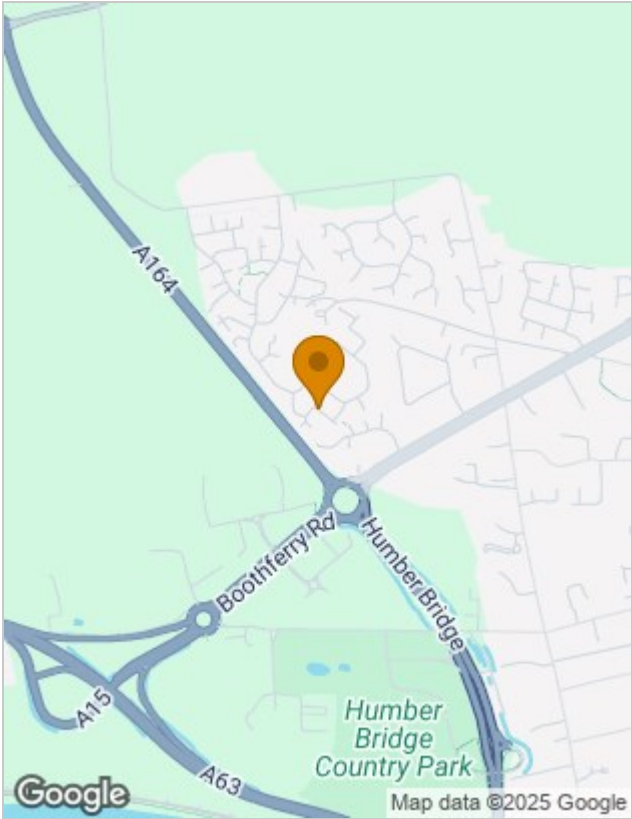
The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing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



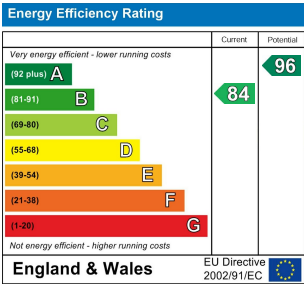
Floor Plans



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.