



107 Penshurst Avenue, Hessle, HU13 9EN

£155,000



107 Penshurst Avenue

Hessle, HU13 9EN

- LARGE CORNER PLOT
- EXTENDED TO SIDE AND REAR
- 2 DOUBLE BEDROOMS
- OPEN PLAN LAYOUT
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- OVERSIZE GARDENS
- MODERN INTERIOR
- WELL APPOINTED SHOWER ROOM
- PARKING TO FRONTAGE
- NO ONWARD CHAIN

EXTENDED HOME WITH LARGE CORNER PLOT TO THE REAR AND DEDICATED PARKING TO THE FRONTAGE.

The deceptively spacious and modernised interior benefits from an open plan arrangement to the ground floor. Suitable for first time buyers and investors with no onward chain.

The property boasts a traditional exterior blended with smartly presented living accommodation comprising; Hallway, Lounge and Dining space Open Plan to an immaculately appointed Kitchen with Garden Rooms to both the side and rear and a ground floor W.C.

To the first floor level a landing leads to two double bedrooms and well appointed Shower Room.

Within close proximity to Hessle centre and occupying a discreet cul-de-sac position.

Driveway parking and generous gardens feature to the side and rear elevations.

Further potential exists to extend to the side and rear given the generous plot length and width.



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GROUND FLOOR

ENTRANCE HALLWAY

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

RECEPTION LOUNGE

15'9" x 12'2" (4.82 x 3.71)

With uPVC double glazed bay window to the immediate front outlook, benefiting from open-plan appeal, with space for furniture suite and dining table. Extending to...

KITCHEN AREA

15'1" x 8'7" (4.62 x 2.62)

Fitted with a range of modern wall and base units with complementary work surface over, inset sink and drainer, integrated appliances include hob, low level oven and extractor canopy, space for a number of freestanding low level white goods, wall mounted combination boiler, window to rear outlook. Leads to...

CLOAKROOM / W.C

With wash hand basin, low flush w.c, tiling to splashbacks, uPVC privacy window.

EXTENDED GARDEN ROOM

14'2" x 12'2" (4.33 x 3.72)

Accessed via inner hallway with storage provision, serving as an extension to the side of the property, of an excellent size offering good levels of natural daylight and enjoying full garden views, with access door to garden and uPVC double glazed windows, radiator, laminate to floor coverings.

SUN ROOM

7'1" x 7'7" (2.16 x 2.32)

A further extension to the rear of the property with potential to be used for a multitude of purposes, uPVC double glazing and sliding door to the rear elevation.

FIRST FLOOR

LANDING

With loft access point, offering access to two double bedrooms.

BEDROOM ONE

12'5" x 11'10" (3.80 x 3.63)

Of double bedroom proportions, with two uPVC double glazed windows to the front street scene outlook, enjoying good levels of natural daylight, sliding wardrobes to recess.

BEDROOM TWO

11'1" x 8'9" (3.40 x 2.68)

With uPVC double glazed window to the rear elevation, laminate to floor coverings and modern style radiator.



SHOWER ROOM

8'0" x 6'2" (2.46 x 1.90)

With uPVC double glazed privacy window to the rear, immaculately appointed with modern sanitaryware incorporating walk-in double shower cubicle with mains-fed showerhead and console, low flush w.c, pedestal wash hand basin, high gloss tiling to floor and wall coverings, heated towel rail.

OUTSIDE

Penshurst Avenue itself remains conveniently positioned within a residential cul-de-sac of similarly styled housing, with the subject dwelling benefiting from a corner plot position. With dedicated driveway featuring brick sett detailing offering parking provision, with gated access to a large corner plot to the rear with expansive gardens to both side and rear of the property, being mainly laid to lawn grass with established planting and shrubbery and fenced boundary perimeters.

Given the size of plot and potential to extend without impacting on the garden size, comes recommended for further internal viewing for applicants looking for something different, within walking distance of Hesse village centre.

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 current E.R.Y.C council tax band is 'A'.

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

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

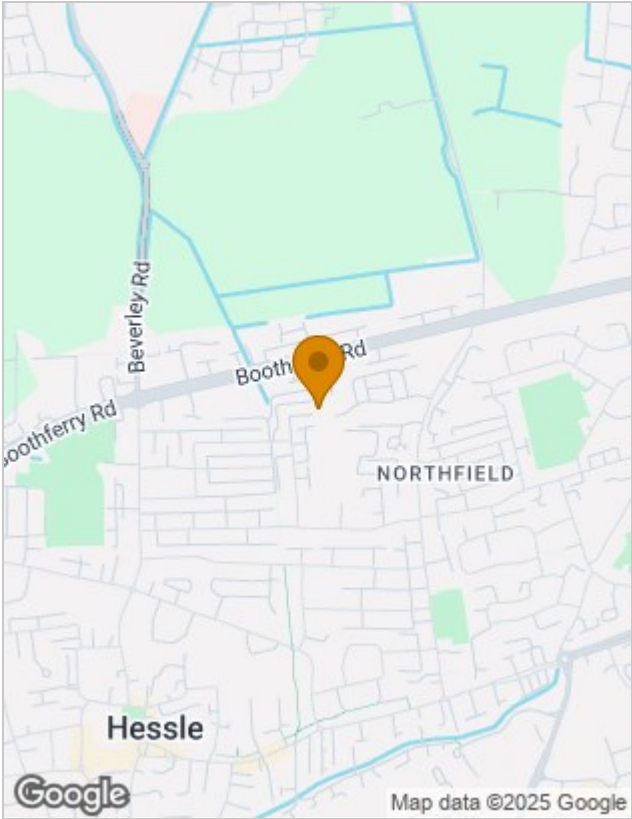
The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing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



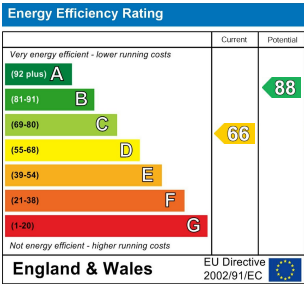
Floor Plans



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.