

Whitakers

Estate Agents



11 Tennison Walk, Hessle, HU13 0FL

£225,000

No Onward Chain!

This immaculate three bed semi detached property occupies an enviable position on this modern development, with open aspect views to the front of the property over looking a green area. Built by reputable builders David Wilson Homes in 2018, meaning that any new buyer has the piece of mind their new home is still covered under the NHBC warranty scheme.

The main features include - entrance hall, front lounge, open plan fitted kitchen / diner and useful ground floor W.C. The first floor boasts three good bedrooms (master en suite) together with the well appointed family bathroom suite.

Externally to the front is a garden which is mainly laid to lawn with open aspect views, the rear garden is Westerly in orientation, again mainly laid to lawn with a paved patio area and two parking spaces with additional land to the side to possibly add a third.

Hessle is a much sought after location, boasting great local schools and a plethora of amenities, making this an ideal first step onto the ladder or would also make a great family home.

Early viewings advised.

The Accommodation Comprises

Ground Floor

Hallway

Central heating radiator and leading to:

W.C.



Central heating radiator, low flush W.C and wash basin.

Lounge 16'2" x 11'10" (4.95m x 3.62m)



Upvc double glazed window, central heating radiator, under stairs storage cupboard.

Kitchen / Diner 15'6" x 10'9" (4.73m x 3.30m)



Upvc double glazed French doors, Upvc double glazed window, central heating radiator, laminate

flooring and fitted with a range of cream floor and eye level units, contemporary worktops, sink with mixer tap, oven, hob and extractor hood above.

First Floor

Landing

Built in storage cupboard and access to the loft hatch.

Bedroom One 10'8" x 9'6" (3.26m x 2.90m)



Upvc double glazed window, central heating radiator and en-suite.

En-suite



Upvc double glazed window, central heating radiator, tiled walls and fitted with a three piece suite comprising walk in enclosure with electric shower, pedestal sink with mixer tap and a low flush W.C.

Bedroom Two 12'10" x 8'0" (3.92m x 2.46m)



Upvc double glazed window, central heating radiator.

Bedroom Three 7'6" x 7'1" (2.30m x 2.18m)



Upvc double glazed window, central heating radiator.

Bathroom



Upvc double glazed window, central heating radiator, tiled walls and fitted with a three piece suite comprising panelled bath with mixer tap and showerhead above, pedestal sink with mixer tap and a low flush W.C.

External



Externally to the front of the property there is a low maintenance garden with a pathway leading to side access.

To the rear there is a garden laid to lawn and paved patio area, parking beyond for two cars and additional land to the side to possibly add a third.

Tenure

The property is held under Freehold tenureship.

Council Tax

Council Tax Band C

Local Authority - East Riding Of Yorkshire

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

There is a bi-annual community charge of £101.31.

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

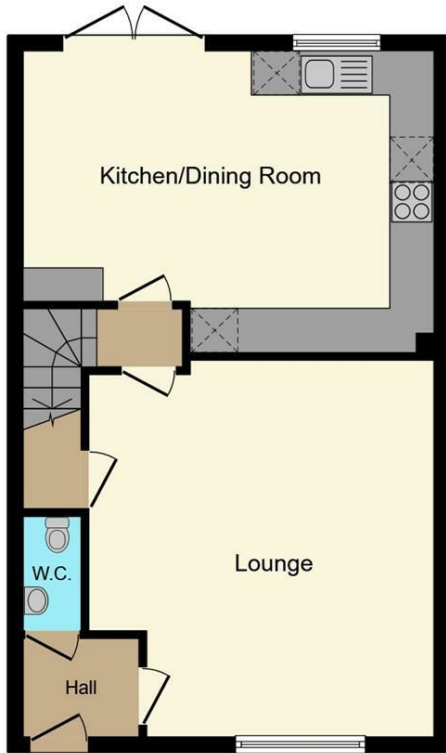
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We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

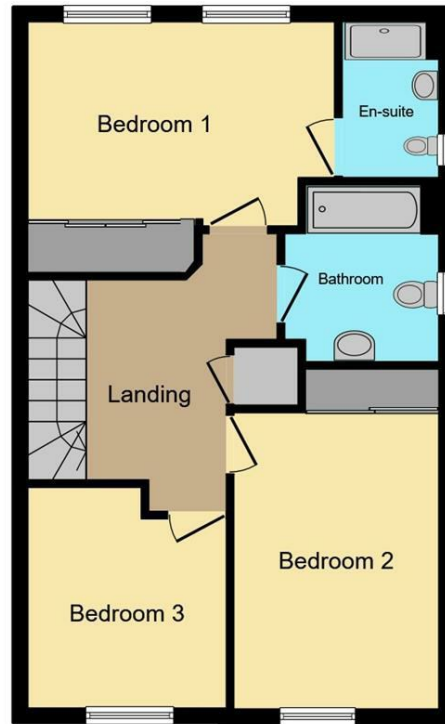
Whitakers Estate Agent Declaration

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Floor Plan



Ground Floor

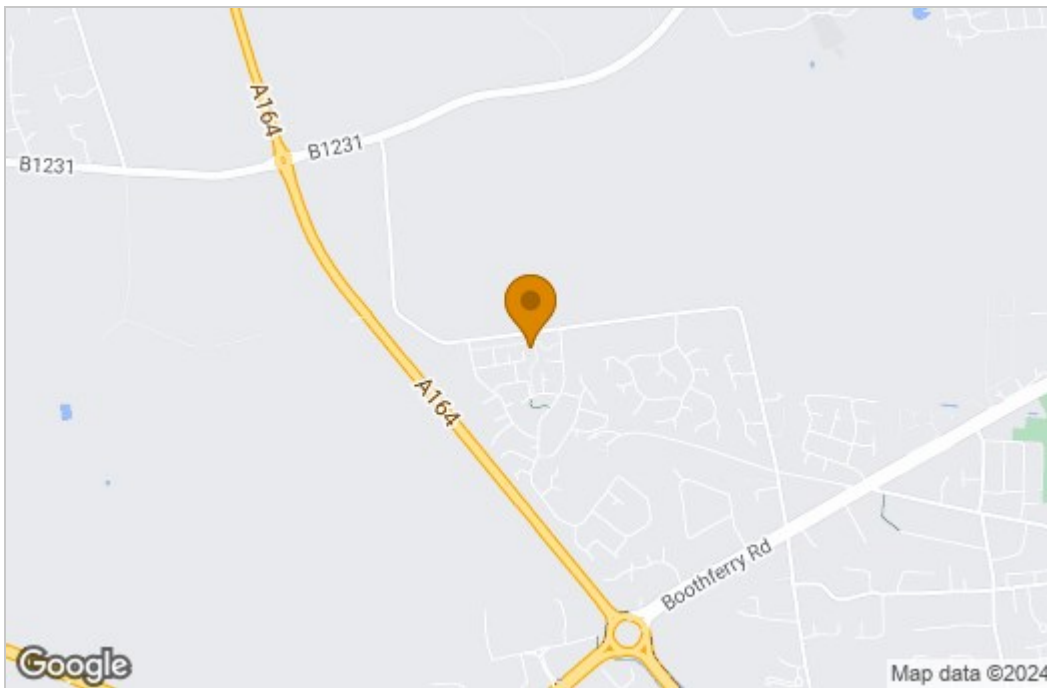


First Floor

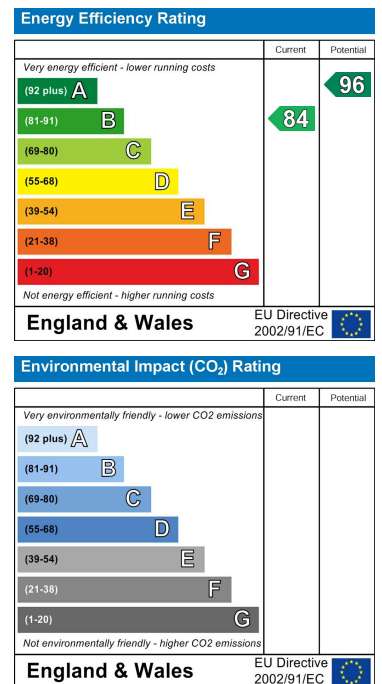
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Area Map



Energy Efficiency Graph



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