

Whitakers

Estate Agents



3 Brocklesby Close, Hessele, HU13 9HH

Offers In The Region Of £169,950

This 1970's semi-detached property is situated in a pleasant cul-de-sac within the Township of Hessele in close proximity to local shopping and recreational facilities together with schooling and excellent transportation links.

The accommodation briefly comprises: entrance hall, through lounge dining room and kitchen to the ground floor with three bedrooms - two of which are double in size, bathroom and separate W.C. to the first floor.

The property benefits from having Upvc double glazing and gas fired central heating but is in need of a degree of modernisation, giving a discerning buyer the opportunity to improve and enhance the property to suit their own tastes and needs.

There is an open plan foregarden, a shared side driveway leading to a timber built garage and an enclosed rear garden beyond.

Offered to the market for sale with no onward chain and vacant possession.

The Accommodation Comprises

Front External



Ground Floor Accommodation

Entrance Hall

An external wooden entrance door with two obscured double glazed panel inserts leads into the entrance hall. Having an obscured double glazed Upvc side light, a central heating radiator, a wood effect laminate finish to the floor, a built-in cloaks cupboard and where a flight of stairs lead to the first floor accommodation.

Through Lounge Dining Room 25'1" x 7'10" (to 16'7") (7.65m x 2.41m (to 5.07m))



Lounge Area 16'7" x 15'3" to 6'4" (5.07m x 4.66m to 1.94m))



The focal point of the room being the feature fireplace with a wooden surround, marble effect back and hearth with inset 'living flame' coal effect gas fire. There is a central heating radiator, a Upvc double glazed window to the front elevation, an obscured double glazed Upvc window to the side elevation, a wood effect laminate finish to the floor and coving to the ceiling.

Dining Area 9'4" x 7'10" (2.87m x 2.41m)



Having a central heating radiator, a Upvc double glazed window to the rear elevation, a wood effect laminate finish to the floor and coving to the ceiling.

Kitchen 9'4" x 8'3" (2.87m x 2.53m)



Being fitted with a range of units in a maple wood effect finish with brushed steel effect fittings comprising: wall mounted eye-level units, drawers and base units with a complementary fitted marble effect roll top worksurface over which incorporates a stainless steel sink and drainer unit with a mixer tap. There is an integrated electric oven and gas hob with a concealed extractor hood above, plumbing for an automatic washing machine, a Upvc double glazed window to the side elevation, an obscured double glazed Upvc window to the rear elevation and a wooden entrance door with an obscured double glazed panel insert leading onto the rear garden. Concealed within a tall unit is the 'Ideal Logic' boiler. There is a tiled splashback finish to the walls and a wood effect laminate finish to the floor.

First Floor Accommodation

Landing

Having a Upvc double glazed window to the side elevation and a loft hatch access to the ceiling.

Bedroom One 14'0" x 9'9" (4.27m x 2.97m)



Having a central heating radiator and a Upvc double glazed window to the front elevation.

Bedroom Two 10'9" x 9'8" (3.28m x 2.95m)



Having a central heating radiator, a built-in storage cupboard, coving to the ceiling and a Upvc double glazed window to the rear elevation.

Bedroom Three 6'7" (to 9'6") x 6'6" (to 3'7")
(2.03m (to 2.90m) x 2.00m (to 1.10m))



Having a central heating radiator, a built-in storage cupboard situated over the bulkhead, a painted wooden floor and a Upvc double glazed window to the front elevation.

Bathroom 6'7" x 4'11" (2.01m x 1.50m)



Being fitted with a two piece suite comprising: panelled bath with 'Gainsborough' shower over and a pedestal wash basin. There is a central heating radiator, an extractor fan unit, an obscured double glazed Upvc window to the side elevation and a partially tiled finish to the walls.

Separate W.C.

Being fitted with a low level W.C. suite and having an obscured double glazed Upvc window to the side elevation.

External



To the front of the property there is an open plan garden with a range of shrubbery planting. A shared side driveway leads to the timber built garage.

To the rear of the property there is an enclosed garden with areas laid to concrete and lawn with timber fencing to the boundaries.

Garaging

Timber built garage with double doors for access.

Tenure

The Tenure of this property is Freehold.

Council Tax Band

Local Authority - East Riding of Yorkshire.

Council Tax Band 'B'.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Medium

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 8 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Free Market Appraisals / Valuations

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.

Agents Notes

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.

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.

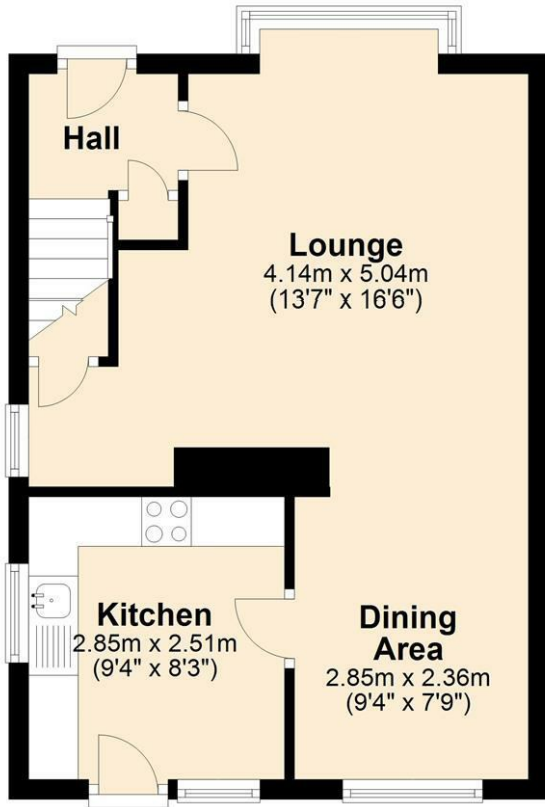
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Whitakers Estate Agent Declaration

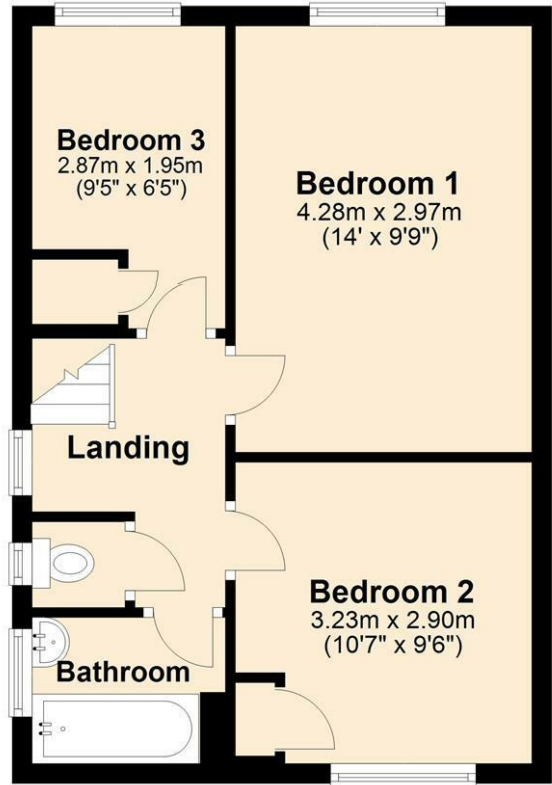
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Floor Plan

Ground Floor

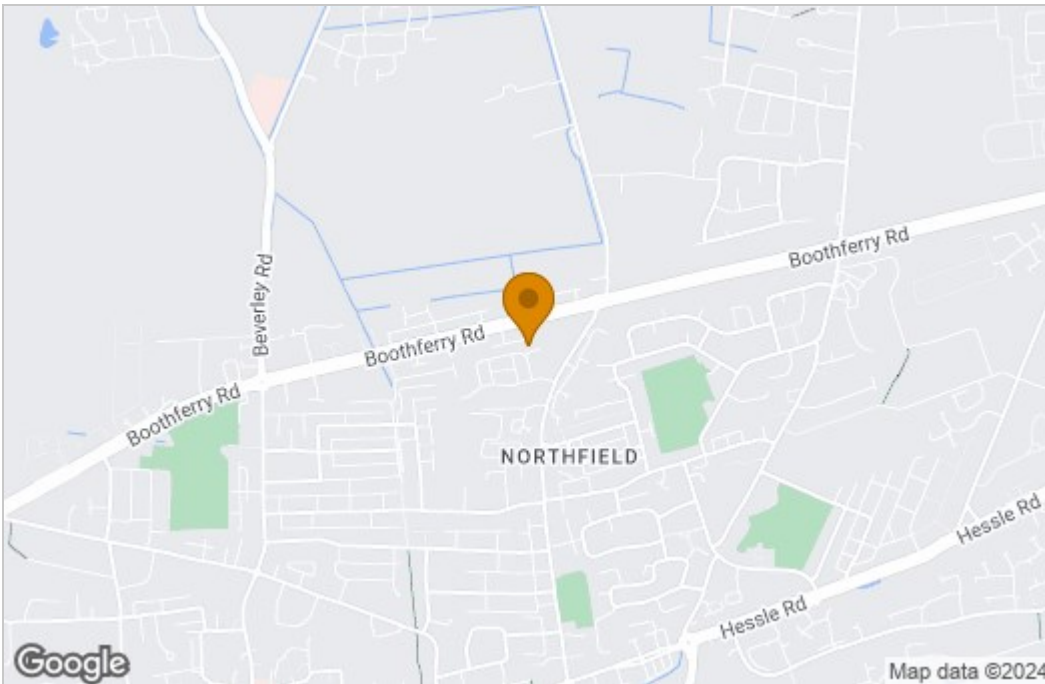


First Floor

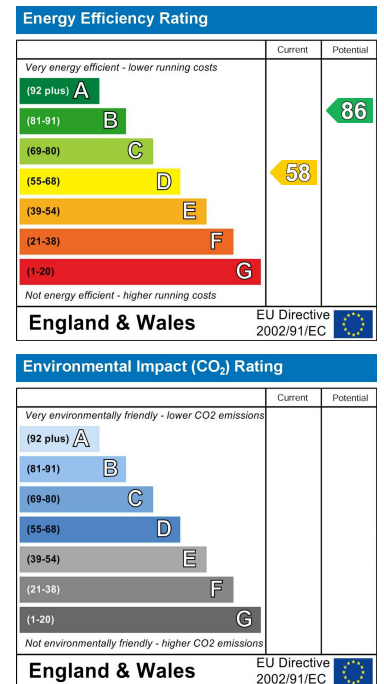


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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