

Whitakers

Estate Agents



11 Banks Drive, Hessle, HU13 0SZ

£225,000

This immaculately presented three-bedroom end-terrace house is nestled in a private cul-de-sac within the Hessle village to enjoy proximity to local amenities and leisure facilities without compromising on the tranquillity its off-road positioning affords.

The property was built by the reputable builders Barratts circa August 2022, meaning there is much of the NHBC warranty remaining, and briefly comprises entrance hall with access to a cloakroom, spacious lounge and fitted kitchen / dining room to the ground floor; the first floor sports a landing space with a built-in storage cupboard and leads to the master bedroom with en-suite shower room, two further good bedrooms and a bathroom suite furnished with a three-piece suite.

Externally to the front of the property there is a low maintenance garden to the front with a lawned section that accommodates off-street parking. A pathway leads to a wooden gate in the fencing which encompasses the rear garden: mainly laid to lawn with gravelled borders and a block paved path leading to the wooden storage shed.

Taken together the accommodation on offer is ideal for the growing seeking to reside within the catchment of the well regarded provincial schools and, as such, Whitakers Estate Agents recommend viewing at the earliest convenience to avoid disappointment.

The Accommodation Compises

Ground Floor

Entrance Hall

UPVC double glazed door, central heating radiator and TVL flooring. Leading o:

Lounge 16'2" x 11'7" (4.94m x 3.54m)



Two UPVC double glazed windows, central heating radiator and carpeted flooring.

Kitchen / Dining Room 10'4" x 15'0" (3.16m x 4.59m)



UPVC double glazed French doors, UPVC double glazed windows, TVL flooring and fitted with a range of white floor and eye level units, contemporary worktop with upstand laminate above, sink with mixer tap and integrated oven with hob and hood above.

First Floor

Landing

With access to the loft hatch, central heating radiator and built in storage cupboard, Leading to:

Bedroom One 11'6" x 8'6" (3.51m x 2.60m)



UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom One En-Suite



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with laminate flooring and fitted with a three piece suite comprising walk in enclosure with mixer shower, pedestal sink with mixer tap and low flush W.C.

Bedroom Two 10'1" x 8'5" (3.09m x 2.57m)



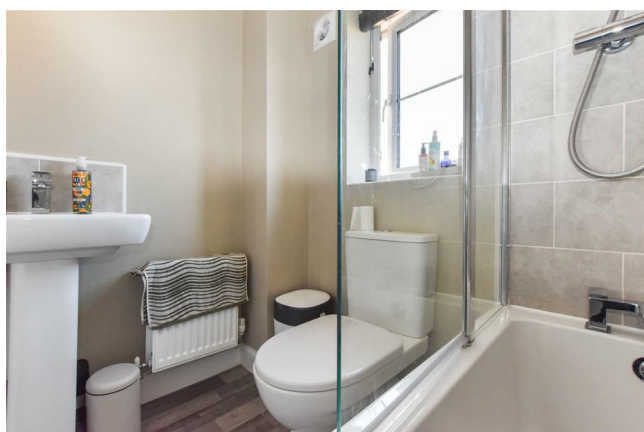
UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom Three 8'7" x 6'3" (2.62m x 1.91m)



UPVC double glazed window, central heating radiator and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with laminate flooring and fitted with a three piece suite comprising panelled bath with mixer tap / shower, pedestal sink with mixer tap and low flush W.C.

External



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fencing which encompasses the rear garden: mainly laid to lawn with gravelled borders and a block paved path leading to the wooden storage shed.

Tenure

The property is held under Freehold tennureship

Council Tax Band

Council Tax band - C

Local Authority - East Riding Of Yorkshire

EPC Rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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

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.

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.

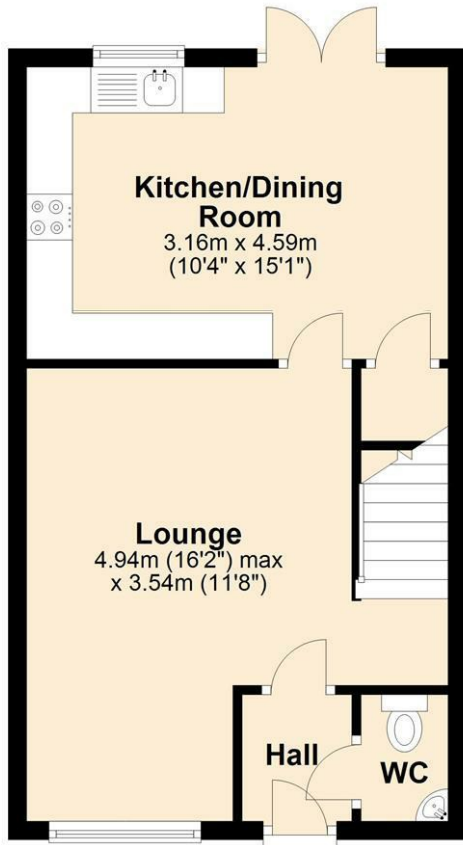
Whitakers Estate Agent Declaration

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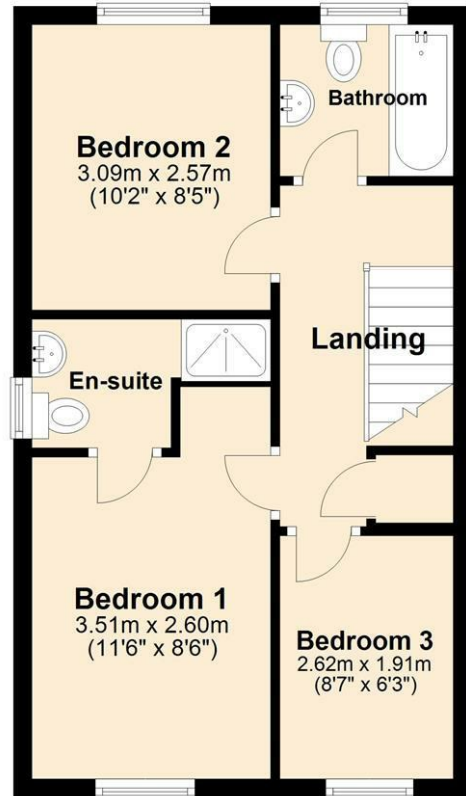
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Floor Plan

Ground Floor

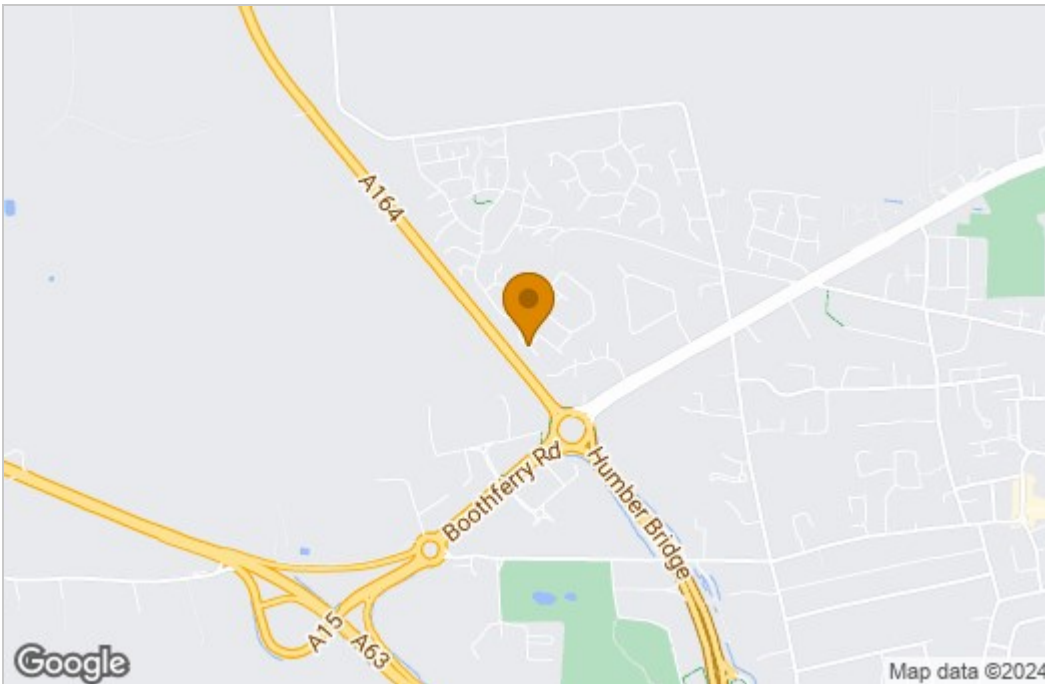


First Floor

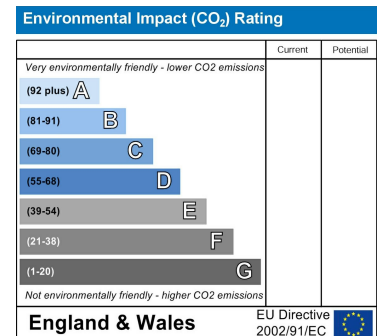
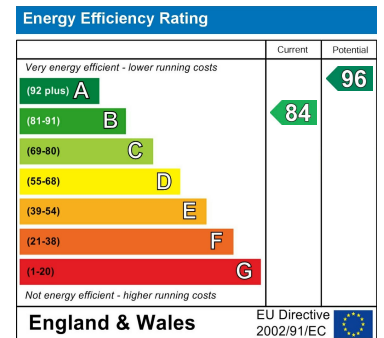


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.