

Whitakers

Estate Agents



8 Locke Way, Hesse, HU13 0FN

£385,000

This immaculate four bed detached property was built by reputable builders David Wilson Homes in 2018, meaning that it still benefits from some of its 10 year warranty available, giving any buyer the piece of mind the property is still covered, and ready to move straight into and enjoy.

The main features include - entrance, lounge, fantastic open plan fitted kitchen / diner with a range of integrated appliances and utility room off along with useful study and W.C.

The first floor boasts four good bedrooms (master fitted with En suite) together with the well appointed family bathroom suite.

Externally to the front is a large driveway to accommodate multiple cars leading to the double garage. The garden its self wraps around and is mainly laid to lawn. The rear garden is enclosed to the boundary, again mainly laid to lawn with paved patio seating area and additional garden behind the garages.

Hesse is a much sought after location located to the West of Hull, well served by a wide range of amenities, boasts great transport links and enjoys good local schools close by, this property really does tick all the boxes, early viewings advised.

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Ground Floor

Entrance Hall



Composite double glazed door, central heating radiator, built in storage cupboard and laminate flooring.

Study 9'5" x 8'2" (2.88m x 2.49m)



Upvc double glazed window to the front elevation, central heating radiator and laminate flooring.

W.C.



Upvc double glazed window to the side elevation, laminate flooring and fitted with a two piece suite comprising low flush W.C and pedestal sink.

Lounge 18'0" x 11'10" (5.49m x 3.61m)



Two Upvc double glazed windows to the front and side elevation, Upvc double glazed French doors leading to the rear external and laminate flooring.

Kitchen / Diner 21'7" x 14'11" (6.60m x 4.55m)



Upvc double glazed bay window to the front elevation and Upvc double glazed window to the rear elevation, two central heating radiators, laminate flooring and fitted with a range of grey floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, integrated fridge freezer, integrated dishwasher and double oven with hob and hood over.

Utility 7'1" x 5'6" (2.16m x 1.68m)

Upvc double glazed door leading to the rear external, central heating radiator, laminate flooring and fitted with a range of grey floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap and plumbed for a washing machine.

First Floor

Landing

Central heating radiator, built in storage cupboard and access to the loft hatch.

Bedroom One 18'9" x 11'10" (5.72 x 3.61m)



Two Upvc double glazed windows to the side elevations, central heating radiator, built in wardrobe and leading to:

En-Suite 7'0" x 4'8" (2.15m x 1.43m)



Upvc double glazed window to the side elevation, vort radiator, half tiled walls and fitted with a three piece suite comprising walk in shower enclosure with mixer shower, pedestal sink with mixer tap and low flush W.C.

Bedroom Two 17'1" x 9'2" (5.22m x 2.80m)



Two Upvc double glazed windows to the front elevation, central heating radiator and built in storage cupboard.

Bedroom Three 11'8" x 10'10" (3.56m x 3.31m)



Upvc double glazed window to the rear elevation and central heating radiator.

Bedroom Four 14'4" x 8'4" (4.37m x 2.55m)



Two Upvc double glazed windows to the front and side elevation, vort radiator and over stairs storage.

Bathroom 9'4" x 6'4" (2.87m x 1.95m)



Upvc double glazed window to the rear elevation, central heating radiator, partly tiled walls and fitted with a four piece suite comprising panelled bath with mixer shower, walk in shower enclosure with mixer shower, pedestal sink with mixer tap and low flush W.C.

External



Externally to the front of the property there is a large corner plot garden which is partly laid to lawn and benefits from side drive to accommodate off-street parking for multiple cars and leading to the double garage. To the rear there is a large enclosed garden that is mainly laid to lawn and enjoys a paved seating area.

Tenure

The property is held under freehold tenureship.

Council Tax Band

Council Tax Band - F

Local Authority - East Riding Of Yorkshire

EPC Rating

EPC Rating - B

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.

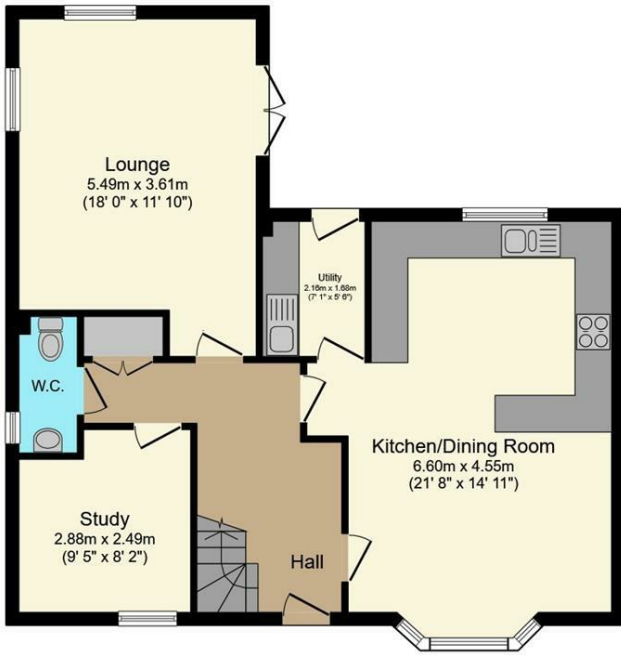
Free Market Appraisals / Valuations

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

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

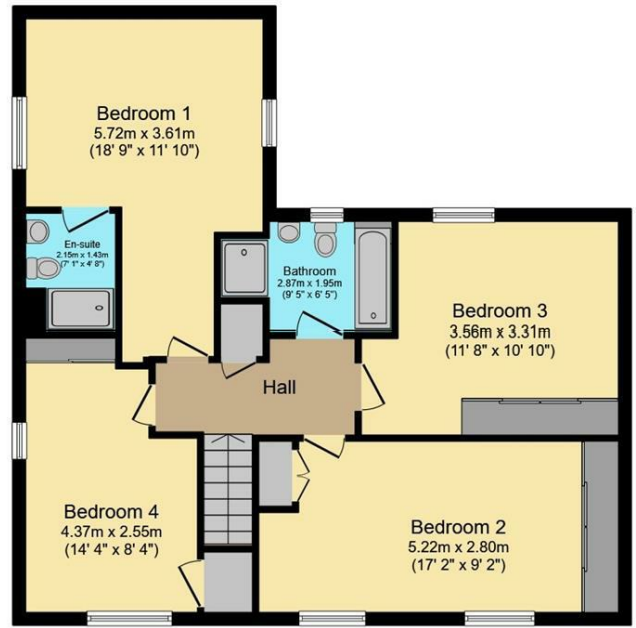


Ground Floor

Floor area 75.4 sq.m. (812 sq.ft.) approx

Total floor area 150.0 sq.m. (1,615 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

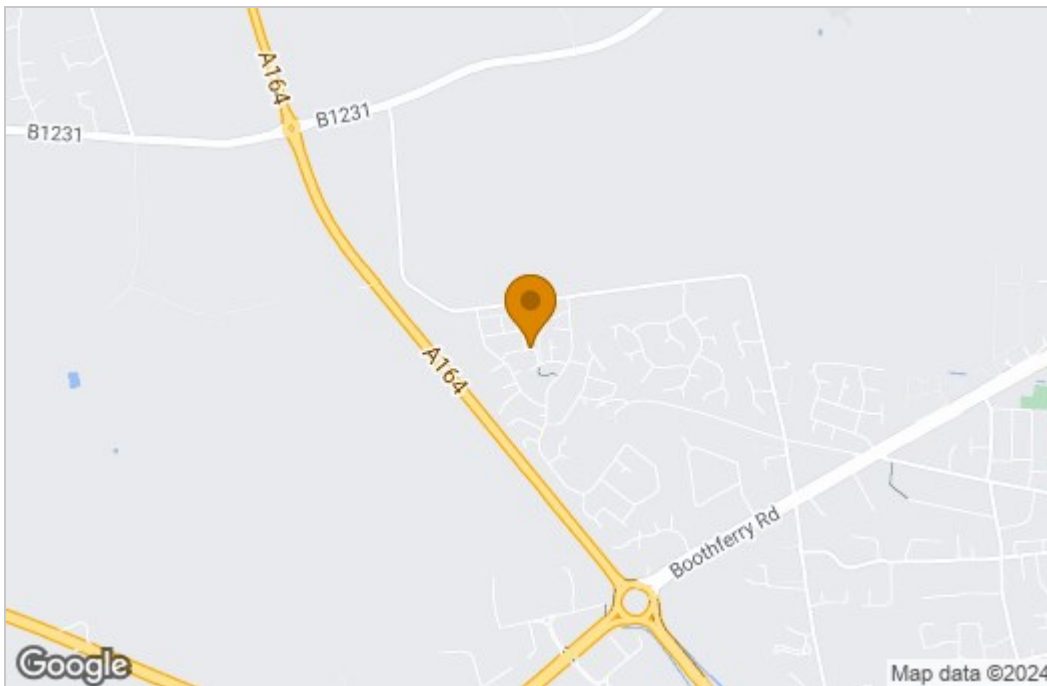


First Floor

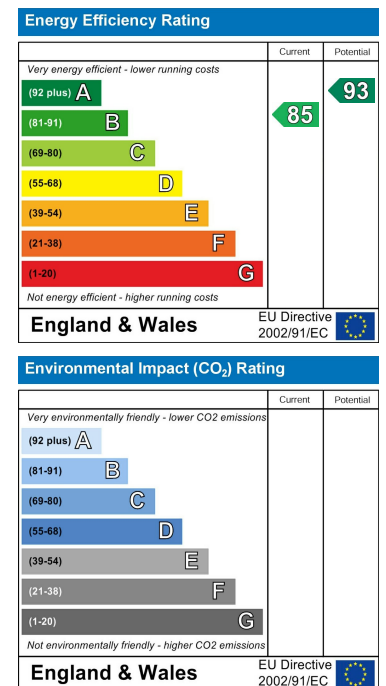
Floor area 74.6 sq.m. (803 sq.ft.) approx

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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.