

# Whitakers

Estate Agents



## 6 Dunston Drive, Hessle, HU13 0HF

**£325,000**

\*\* NO ONWARD CHAIN \*\*

This well-presented detached family home is situated within the sought after Hessle ward, which is renowned for hosting an abundance of local amenities and leisure facilities including shops, restaurants and the scenic Hessle foreshore with nature trails and panoramic views of the River Humber. Highly accessible transport links also provide routes to the Hull City Centre and surrounding villages.

Briefly comprising large entrance hall with cloakroom, spacious lounge with bay window to the front aspect, dining room with French doors opening to the rear garden and fitted kitchen with utility room to the ground floor. A fixed staircase leads to the first floor where there is a fitted master bedroom with en-suite, three further good bedrooms and a bathroom suite furnished with a three-piece suite.

Externally the property occupies a generously sized plot having a partly lawned garden to the front with side drive to accommodate off-street parking and leading to the integral garage accessed via an electric shutter roller door. A side gate opens to the enclosed rear garden which is laid to lawn with a patio seating area, pond and storage shelter for bins.

An internal inspection is recommended to truly appreciate the accommodation on offer.



## The Accommodation Comprises

### Ground Floor

#### Entrance Hall



UPVC double glazed door with side window, central heating radiator, under stairs storage cupboard and laminate flooring. Leading to:

#### Cloakroom

With central heating radiator, tiled flooring and fitted with a two piece suite comprising pedestal sink with mixer tap and low flush W.C.

Lounge 19'5" x 11'1" maximum (5.93m x 3.39m maximum )



UPVC double glazed bay window, two central heating radiators, gas fire with marbled inset / heath with decorative wooden surround and laminate flooring.

#### Dining Room 12'11" x 8'11" (3.95m x 2.74m )



UPVC double glazed French doors with side windows, central heating radiator and laminate flooring,

#### Kitchen 9'10" x 17'3" (3.00m x 5.27m )



Two UPVC double glazed windows, central heating radiator, tiled flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above and fitted with a range of integrated including oven with microwave, hob with hood above , fridge ad dishwasher.

#### Utility Area 7'0" x 8'10" (2.15m x 2.70m )



UPVC double glazed door with side window, central heating radiator, access to the loft hatch,

tiled flooring and fitted with a range of floor and eye level units and contemporary worktop with splashback tiles above.

#### First Floor

#### Landing

UPVC double glazed window, central heating radiator, access to the loft hatch and carpeted flooring. Leading to:

Master Bedroom 13'3" x 10'0" (4.05m x 3.07m )



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

#### Master Bedroom En-Suite



UPVC double glazed window, central heating radiator, fully tiled and fitted with a three piece suite comprising panelled bath with dual taps and mixer shower, pedestal sink with mixer tap and low flush W.C.

Bedroom Two 11'11" x 8'5" (3.64m x 2.58m )



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

Bedroom Three 7'9" x 7'10" (2.38m x 2.40m )



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

Bedroom Four 7'9" x 7'10" (2.38m x 2.40m )



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



## Bathroom



UPVC double glazed window, central heating radiator, fully tiled and fitted with a three piece suite comprising panelled bath with dual taps and mixer shower, pedestal sink with mixer tap and low flush W.C.

## External



Externally the property occupies a generously sized plot having a partly lawned garden to the front with side drive to accommodate off-street parking and leading to the integral garage accessed via an electric shutter roller door. A side gate opens to the enclosed rear garden which is laid to lawn with a patio seating area, pond and storage shelter for bins.

## Tenure

The property is held under Freehold tenureship

## Council Tax Band

Council Tax band - E

Local Authority - East Riding Of Yorkshire

## EPC Rating

EPC rating - D

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three

## / O2

Broadband - Basic 14 Mbps / 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

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

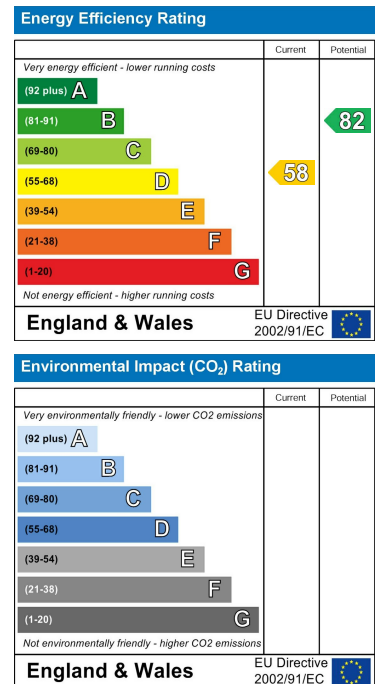


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# 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.