

# Whitakers

Estate Agents



## Apartment 14 Station House Apartments, Hessle, HU13 0DW

**Offers In The Region Of £95,000**

No Onward Chain!

This well presented apartment is offered to the market with no onward chain, situated in a prime residential location in Hessle, well placed to access the Weir with its range of boutiques, shops and cafe's and easy access into the square with all the amenities it has to offer, and enjoying great transport links.

The main features include - entrance hall, good sized double bedroom, modern shower room and a fantastic open plan living / kitchen with a host of integrated appliances and French doors that open out to the Juliette balcony.

Externally there are communal gardens and allocated residents carparking accessed via secure gates.

Everything taken into account this property really does tick all the boxes in terms of price, condition and location.

Early viewings are advised.

## The Accommodation Comprises

### Communal Entrance

Communal entrance with fixed staircase to the first floor.

### Private Entrance Hall

Wooden door, UPVC double glazed window, central heating radiator and laminate flooring.

Lounge 13'1" x 14'0" (4.01m x 4.27m )



UPVC double glazed French doors to the Juliette balcony, central heating radiator and laminate flooring.

### Kitchen



UPVC double glazed window, central heating radiator, wooden flooring and fitted with a range of white floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, oven with hob and hood above and integrated fridge and washing machine.

## Shower Room



Central heating radiator, partly tiled to splashback areas with tiled flooring and fitted with a three piece suite comprising walk in enclosure with mixer shower, wash basin with dual taps and low flush W.C.

Bedroom 12'1" x 10'9" (3.70m x 3.28m )



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

### External

Externally the property enjoys well maintained communal gardens with a residents car park with allocated space.

### Tenure

The property is held under Leasehold tenureship

### Council Tax Band

Council Tax band - B

Local Authority - East Riding Of Yorkshire

### EPC Rating

EPC rating - C

### Material Information

Construction - Standard

Conservation Area - Hessle Southfield

Flood Risk - Very low

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

Broadband - Basic 19 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

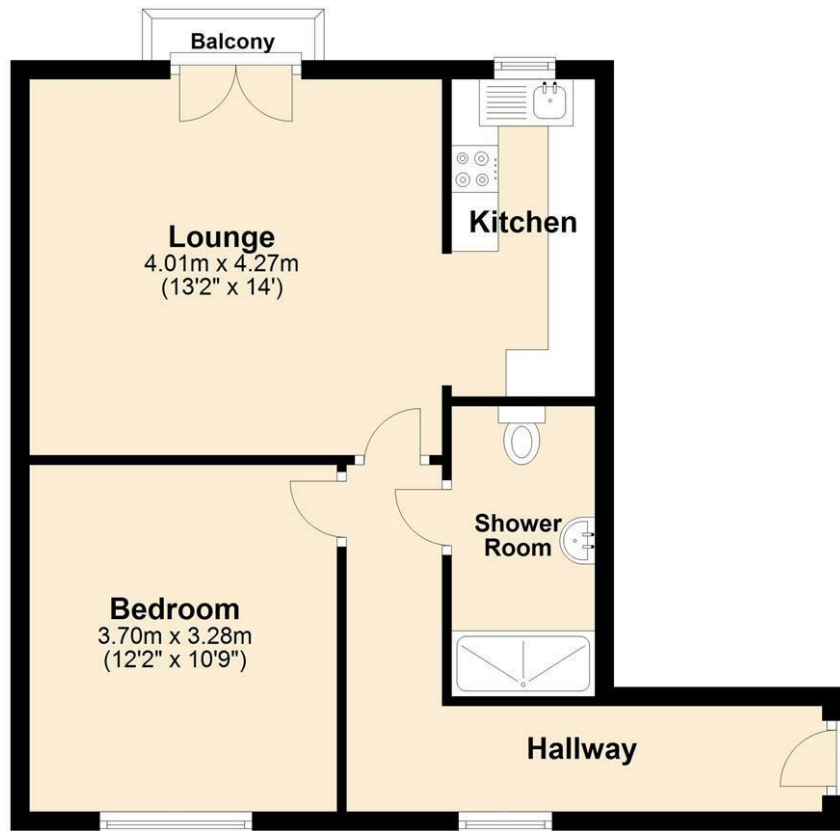
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

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# Floor Plan

## First Floor

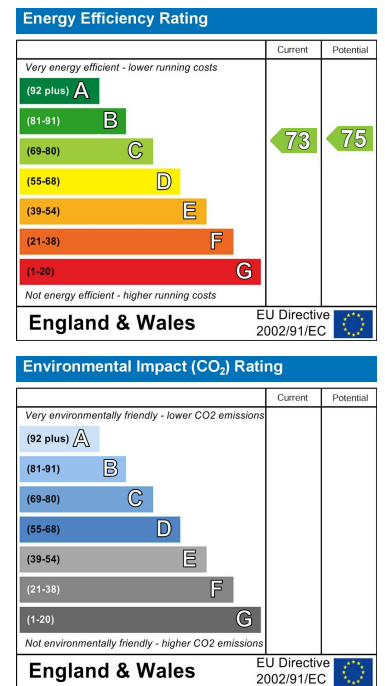


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## 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.