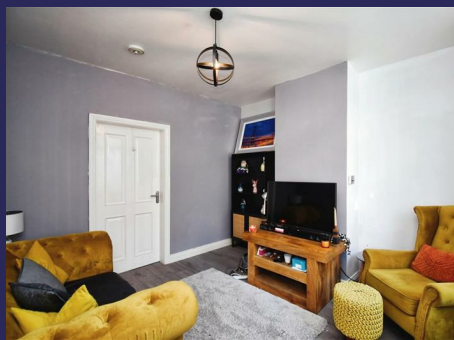


# Whitakers

Estate Agents



## 7 Florence Avenue, Hessele, HU13 0AP

**£107,500**

This mid-terrace property is ideal for the first-time buyer seeking to reside within close proximity of the Hessele square – a location renowned for hosting an abundance of local amenities including shops, restaurants and bars. Highly accessible transport links also provide routes to the Hull City Centre / surrounding villages as well as further shopping parks and the scenic Hessele foreshore with panoramic views of the river Humber.

Briefly comprising spacious lounge with entrance door and utility area which leads to the wet room furnished with a two-piece suite and fitted kitchen to the ground floor. A fixed staircase leads to the first-floor landing with access to the loft hatch and two good bedrooms.

Externally there is a low maintenance rear garden with raised seating area - laid to with faux grass and having a large wooden summerhouse.

Early viewing is recommended to avoid disappointment.



## The Accommodation Comprises

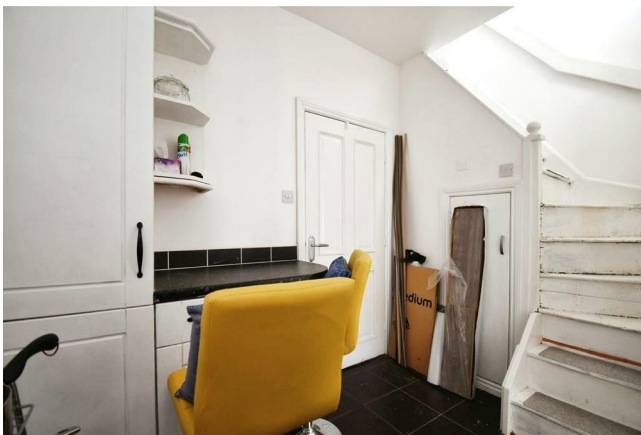
### Ground Floor

Lounge 11'9" x 10'11" (3.59m x 3.34m )



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

### Utility Area



Tiled flooring, under stairs storage cupboard and fitted with a contemporary worktop with storage.

### Wet Room



Central heating radiator, fully tiled and fitted with a wall mounted mixer shower and two piece suite comprising vanity sink with mixer tap and low flush W.C.

Kitchen 9'7" x 6'0" (2.93m x 1.84m )



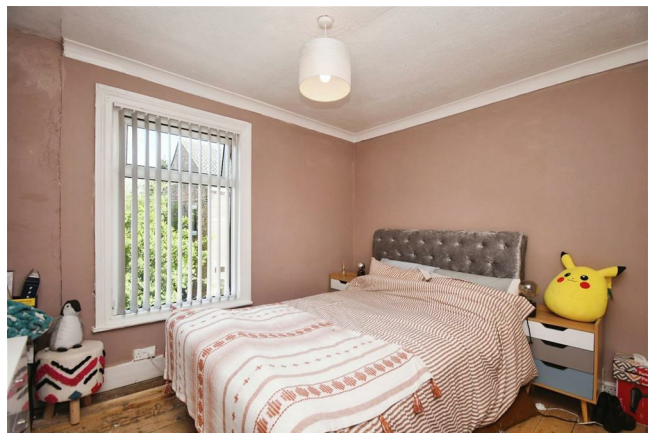
UPVC double glazed door, UPVC double glazed window, central heating radiator, laminated flooring and fitted with floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, integrated oven with hob and hood above and plumbed for an automatic washing machine.

### First Floor

#### Landing

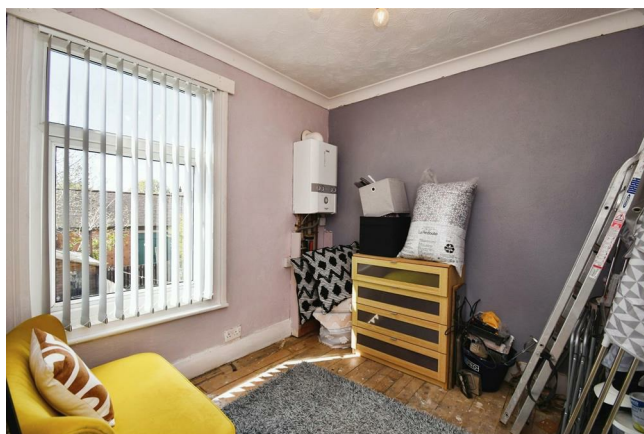
With access to the loft hatch, UPVC double glazed window and wooden flooring.

Bedroom One 9'10" x 11'0" (3.01m x 3.37m )



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

## Bedroom Two 8'2" x 8'2" (2.49m x 2.51m )



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

### External



Externally there is a low maintenance rear garden with raised seating area - laid to with faux grass and having a large wooden summerhouse.

### Tenure

The property is held under Freehold tenureship

### Council Tax Band

Council Tax band - A

Local Authority - East Riding Of Yorkshire

### EPC Rating

EPC rating - C

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - High

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

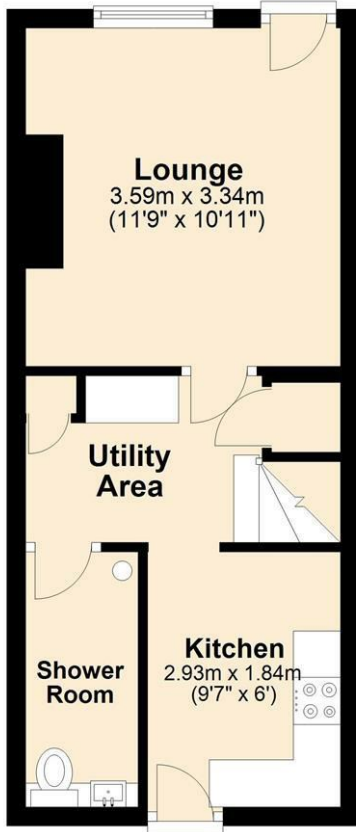
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Whitakers Estate Agent Declaration

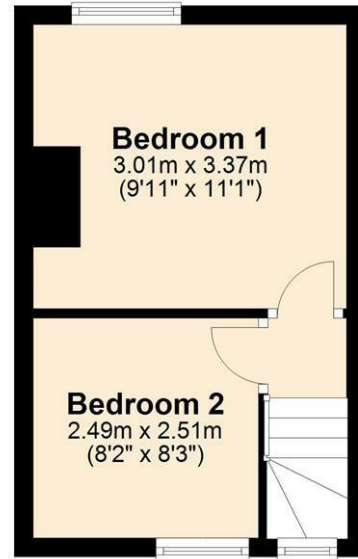
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

# Floor Plan

## Ground Floor



## First Floor

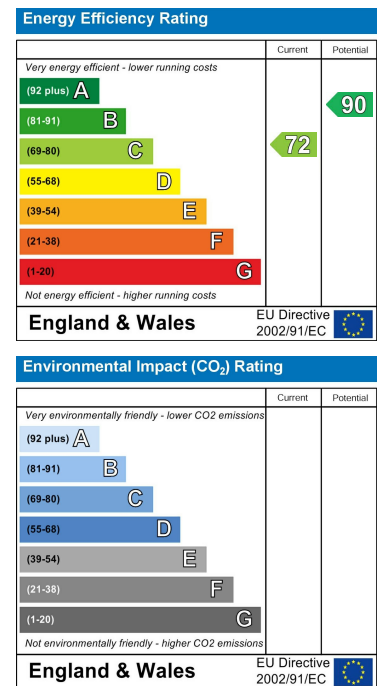


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.