

Whitakers

Estate Agents



12 Barrow Lane, Hessele, HU13 0PH

£179,950

This immaculate end cottage has been the subject of vast improvement by the current owners, now offered to the market as move into condition in this sought after location in Hessele.

The main features include - entrance hall, front lounge, open plan dining room with period fireplace, modern fitted kitchen with roof lantern that lets the natural light flood the room along with the well appointed shower room.

The first floor boasts two double bedrooms (both with built in storage cupboards and period fireplaces).

Externally to the front is a low maintenance garden mainly laid to gravel to accommodate off road parking, the rear garden is also low maintenance in design, with separate seating area's and enclosed to the boundary.

This property really does tick all the boxes in terms of location, condition and presentation, early viewings are advised.

The Accommodation Comprises

Ground Floor

Entrance Hall

Upvc double glazed composite door, central heating radiator and laminate flooring. Leading to:

Lounge 12'0" x 11'8" (3.68m x 3.58m)



Upvc double glazed window to the front elevation, central heating radiator, feature fireplace with tiled hearth and laminate flooring.

Dining Area 12'2" x 11'6" (3.71m x 3.53m)



Upvc double glazed window to the rear elevation, central heating radiator, period fireplace, under stairs storage cupboard and laminate flooring.

Kitchen 10'11" x 8'3" (3.35m x 2.54m)



Upvc double glazed window to the side elevation, laminate flooring and fitted with a range of grey floor and eye level units, contemporary worktop with splashback tiles above and oven with hob and hood above.

Rear Lobby

Upvc double glazed door, built in storage cupboard and laminate flooring. Leading to:

Shower Room 8'0" x 5'1" (2.44m x 1.55m)



Upvc double glazed window to the side elevation, central heating radiator, fully tiled and fitted with a three piece suite comprising walk in enclosure with mixer shower, pedestal sink with dual taps and low flush W.C.

First Floor

Landing

With access to the loft hatch and leading to:

Bedroom One 15'3" x 11'8" (4.67m x 3.56m)



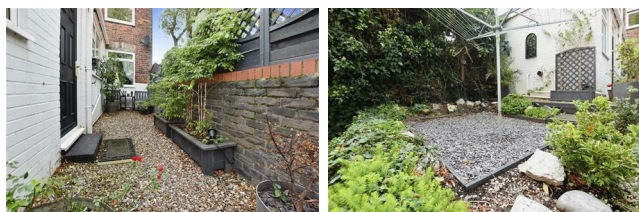
Upvc double glazed window to the front elevation, central heating radiator, period fireplace, free standing bath with dual taps and mixer shower, built in storage cupboard and stained wood flooring.

Bedroom Two 12'2" x 11'6" (3.71m x 3.53m)



Upvc double glazed window to the rear elevation, central heating radiator, period fireplace and built in storage cupboard.

External



Externally to the front is a low maintenance garden mainly laid to gravel to accommodate off road parking, the rear garden is also low maintenance in design, with separate seating area's and enclosed to the boundary.

Tenure

The property is held under Freehold tenureship.

Council Tax Band

Council Tax band - B

Local Authority - East Riding Of Yorkshire

EPC Rating

EPC rating - D

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.

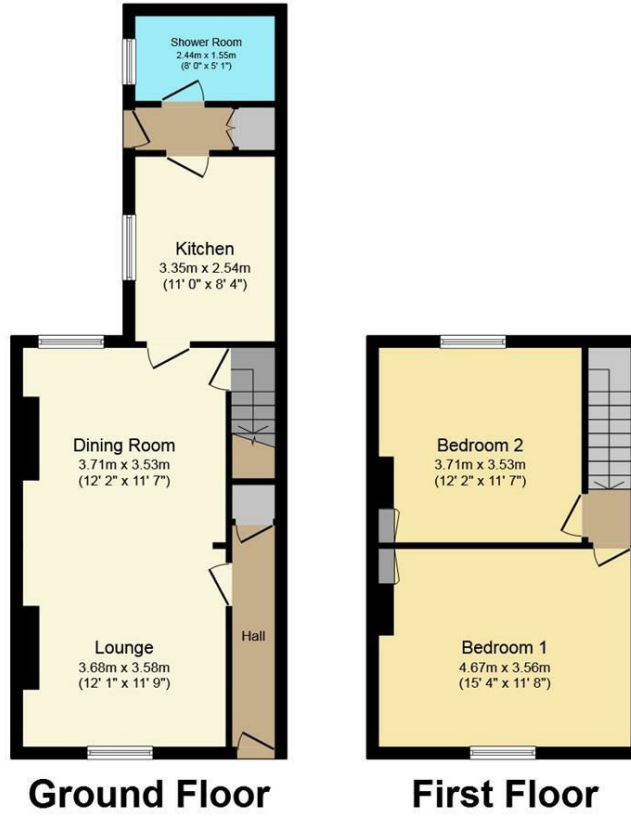
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Whitakers Estate Agent Declaration

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Floor Plan



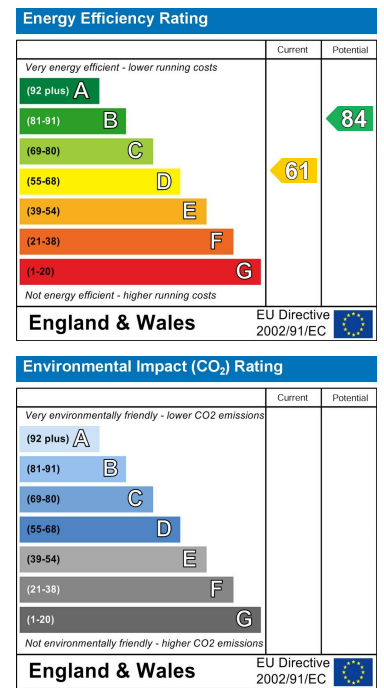
Total floor area 81.2 m² (874 sq.ft.) approx

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

Area Map



Energy Efficiency Graph



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