

Whitakers

Estate Agents



16 Northholme Crescent, Hessle, HU13 9HU

£180,000

This deceptively spacious mid-terrace house has been enhanced from its original design to provide its occupant ample living space across three floors. The property is situated within the sought after Hessle location, making it ideal for the growing family seeking to reside within the catchment of reputable schools and also take advantage of the abundance of local amenities and leisure facilities close at hand.

Briefly comprising entrance hall with understairs storage, open plan lounge / dining room / kitchen with conservator to the ground floor, the first floor boasts a master bedroom with fitted wardrobes, two further bedrooms and a bathroom suite furnished with a three-piece suite. A fixed staircase ascends to the second floor with two additional rooms.

Externally to the front there is off street parking for two cars. A shared passage provides access to the rear of the property where there is a further well stocked garden.

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

The Accommodation Comprises

Ground Floor

Entrance Hall

Upvc double glazed entrance door and window, gas central heating radiator, laminate flooring, staircase to the landing off and a large storage cupboard.

Lounge 12'2" x 11'8" (3.72 x 3.56)



Upvc double glazed window, gas central heating radiator, laminate flooring, coved ceiling and a feature fireplace.

Dining Kitchen 18'5" x 9'4" maximum (5.61m x 2.84m maximum)



Upvc double glazed entrance door and window, sliding patio doors leading to the garden, two gas central heating radiators, fitted with a range of base wall and drawer units with fitted worktops and a single drainer sink unit, plumbing for an automatic washing machine, coved ceiling and laminate flooring.

Conservatory 9'5" x 8'2" maximum (2.88 x 2.51 maximum)



Upvc double glazed windows and rear entrance door and a gas central heating radiator.

First Floor

First Floor Landing

Staircase to the second floor landing off.

Bedroom One 12'2" x 9'10" maximum (3.71 x 3.00 maximum)



Upvc double glazed window, gas central heating radiator, coved ceiling and fitted bedroom furniture.

Bedroom Two 9'4" x 8'7" maximum (2.87 x 2.63 maximum)



Upvc double glazed window and a gas central heating radiator.

Bedroom Three 8'11" x 6'10" maximum (2.72 x 2.09 maximum)



Upvc double glazed window, gas central heating radiator and a coved ceiling.

Bathroom



Upvc double glazed window, towel rail gas central heating radiator, fully tiled and fitted with a three piece suite comprising panelled bath with a mixer shower and screen, pedestal wash basin and a low flush WC, coved ceiling, down lighters and an extractor fan.

Second Floor

Second Floor Landing
Upvc double glazed window. Leads to:

Bedroom Four 16'4" x 10'5" maximum (5.00 x 3.20 maximum)

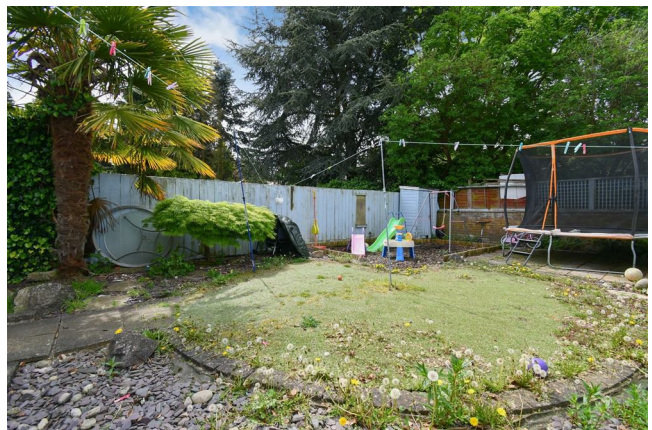


Upvc double glazed window, gas central heating radiator and laminate flooring.

Bedroom Five 16'4" x 10'4" maximum (4.98 x 3.15 maximum)



Gardens



To the front of the property there is off street parking for two cars. A shared passage provides access to the rear of the property where there is a further well stocked garden.

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 - D

Material Information
Construction - Standard
Conservation Area - No
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.

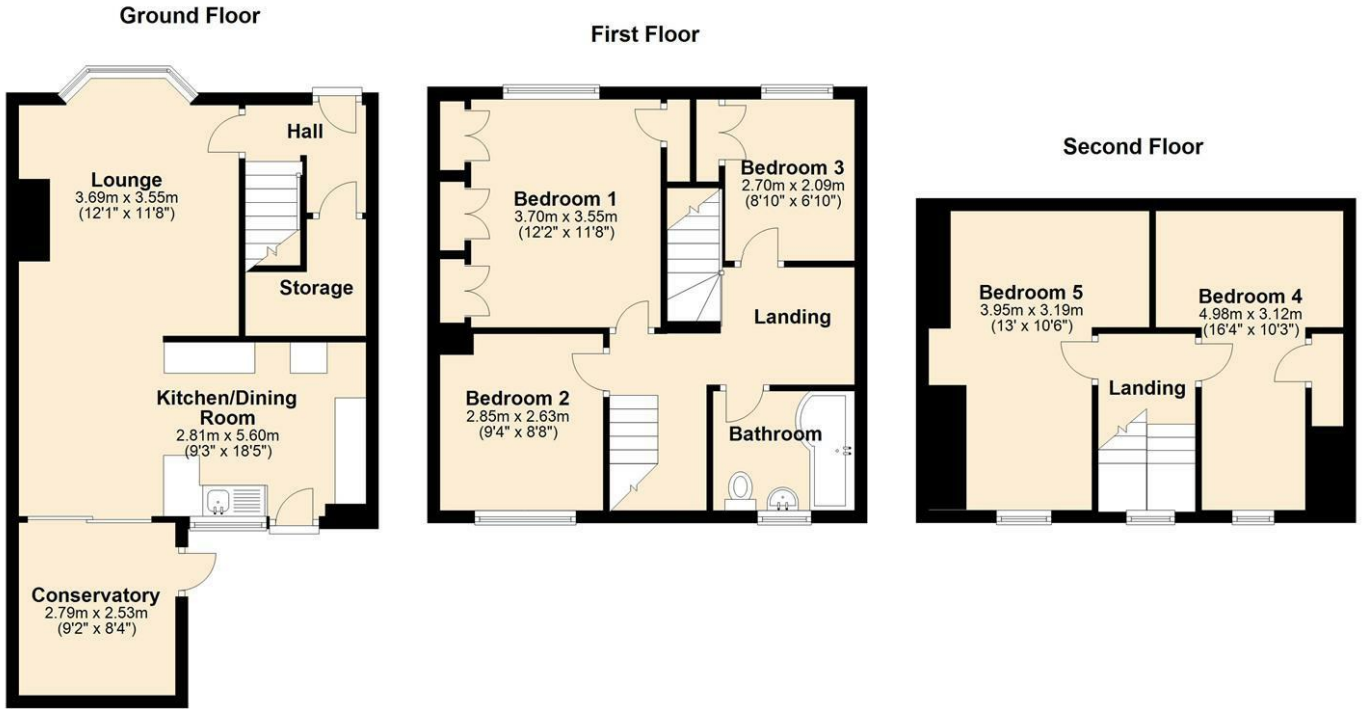
Free Market Appraisals / Valuations

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

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

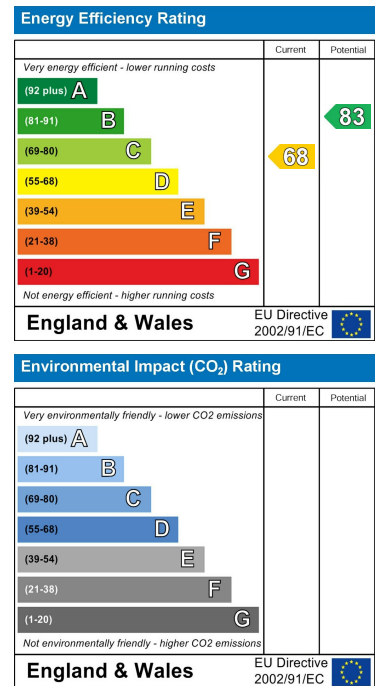


Total area: approx. 107.8 sq. metres (1160.4 sq. feet)
 Please note floorplans are for guidance only and are intended to give a general impression of the property.
 Plan produced using PlanUp.

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.