

Whitakers

Estate Agents



3 Green Lane

, Hessle, HU13 9QB

£167,500



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The Accommodation Comprises

Ground Floor

Entrance Lobby

UPVC double glazed door, central heating radiator and carpeted flooring. Leading to:

Lounge

16'0" x 10'5" maximum (4.88 x 3.19 maximum)
UPVC double glazed window, central heating radiator and carpeted flooring.

Kitchen

8'8" x 13'6" (2.65 x 4.12)
UPVC double glazed French doors, UPVC double glazed window, central heating radiator, plumbing for an automatic washing machine and dish-washer, understairs storage cupboard, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap and integrated oven with hob and hood above.

Conservatory

10'4" x 6'3" (3.15 x 1.91)
UPVC double glazed throughout with French doors, central heating radiator and laminate flooring.

First Floor

Landing

With access to the loft hatch, built-in storage cupboard and carpeted flooring. Leading to:

Bedroom One

8'10" x 10'3" (2.70 x 3.14)
UPVC double glazed window, central heating

radiator, over stairs built-in wardrobe and carpeted flooring.

Bedroom Two

10'0" x 7'2" (3.07 x 2.19)
UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom Three

6'11" x 6'0" (2.12 x 1.83)
UPVC double glazed window, central heating radiator and carpeted flooring.

Bathroom

UPVC double glazed window, central heating radiator, partly tiled with cushion effect laminate flooring and fitted with a three-piece suite comprising panelled bath with dual taps and mixer shower, pedestal sink with dual taps and low flush W.C.

External

Externally the property enjoys a low maintenance garden with wrought iron fencing and side drive which accommodates off-street parking and leads to the detached garage accessed via an up-and-over door. A gate in the fencing that encloses the rear garden opens to a lawned garden complimented with a patio seating area.

Tenure

The property is held under Freehold tenureship

Council Tax Band

Local Authority - East Riding Of Yorkshire
Local authority reference number - HES146003000
Council Tax band - C

EPC Rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Medium

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

Broadband - Basic 17 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.



Road Map



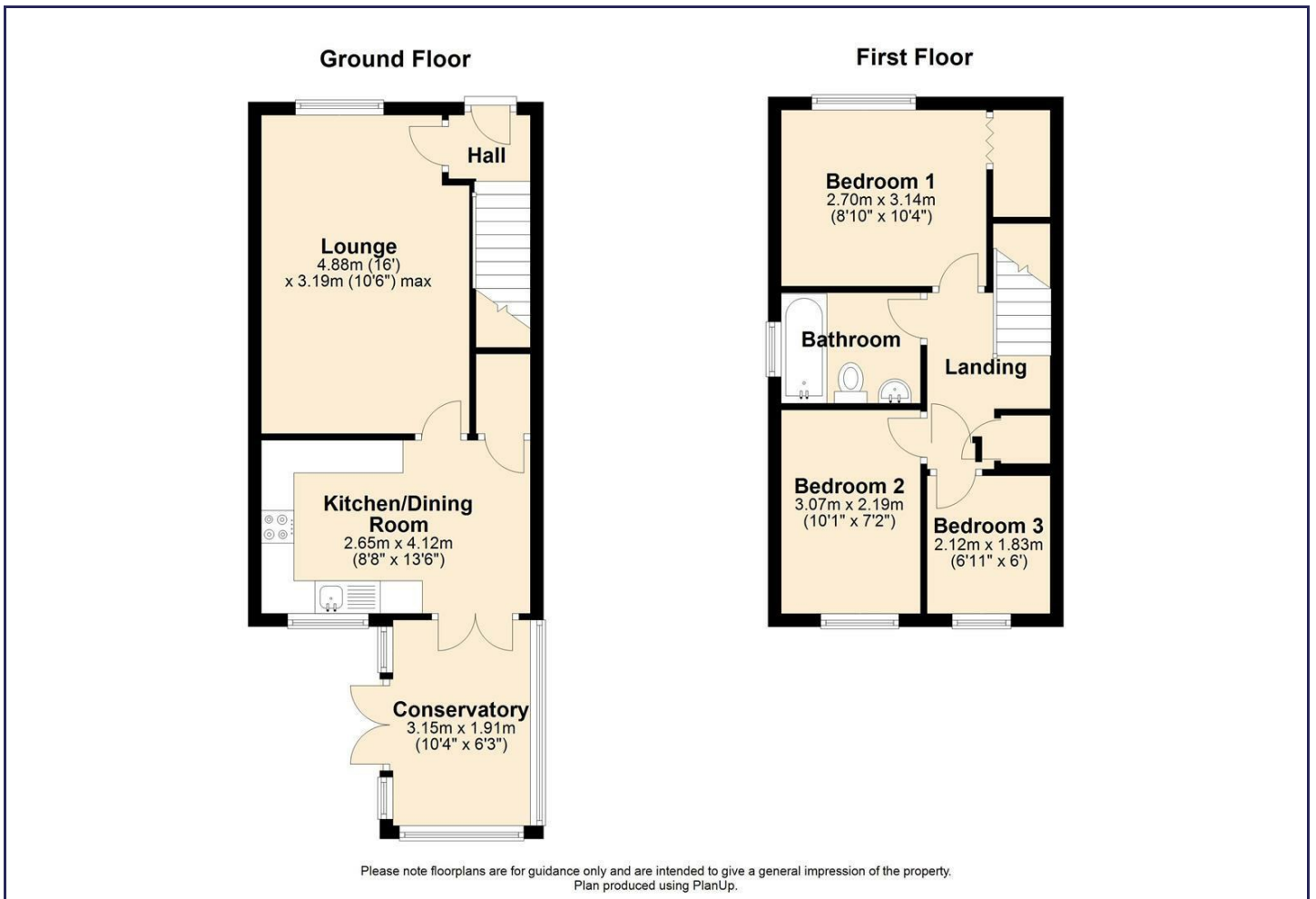
Hybrid Map



Terrain Map



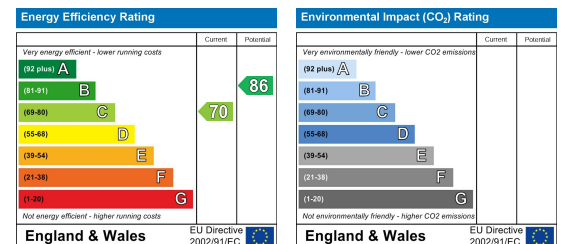
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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.