

# Whitakers

Estate Agents



## 9 Needham Rise, Hessle, HU13 0QU

**£176,000**

This immaculate end terrace property is offered to the market as move into condition, located on the ever popular David Wilson / Barratt development just off Jenny Brough Lane in Hessle, ideal as a first step onto the ladder of should also suit downsizers looking to stay within this popular location.

The main features include- entrance, lounge, modern fitted kitchen and useful ground floor W.C.

The first floor boasts two good double bedrooms (master with built in storage cupboard) together with the well appointed family bathroom suite.

Externally to the front of the property is a low maintenance garden designed for off street parking, the rear garden is enclosed to the boundary and mainly laid to lawn with a paved patio seating area.

Hessle is a popular town well served by a wide range of amenities and boasts great transport links, making this property a great option for the young family looking to be in this prestigious area.

Early viewings advised.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

UPVC double glazed door, central heating radiator and wooden door opening to:

Lounge 11'8" x 12'8" (3.58 x 3.88 )



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

#### Cloakroom

UPVC double glazed window, central heating radiator, LVT flooring and fitted with a two piece suite comprising pedestal sink and low flush W.C.

Kitchen 7'5" x 12'7" (2.28 x 3.85 )



UPVC double glazed French doors, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with upstand laminate above, sink with mixer tap and integrated oven with hob and hood above.

### First Floor

#### Landing

With access to the loft hatch, central heating radiator and carpeted flooring. Leading to:

Bedroom One 9'3" x 12'7" (2.82 x 3.85 )



UPVC double glazed window, central heating radiator, built-in storage cupboard and carpeted flooring.

Bedroom Two 7'5" x 12'7" (2.28 x 3.85 )



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

#### Bathroom



UPVC double glazed window, central heating radiator, mostly tiled walls with laminate flooring and fitted with a three-piece suite comprising panelled bath, pedestal sink and low flush W.C.



## External



Externally there is a block paved garden to the front aspect which accommodates off-street parking. The enclosed rear garden is mainly laid to lawn with a patio eating area.

### Tenure

The property is held under Freehold tenureship

### Council Tax Band

Local Authority - East Riding Of Yorkshire

Local authority reference number - HES226009000

Council Tax band - B

### EPC Rating

EPC rating - B

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

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

Broadband - 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

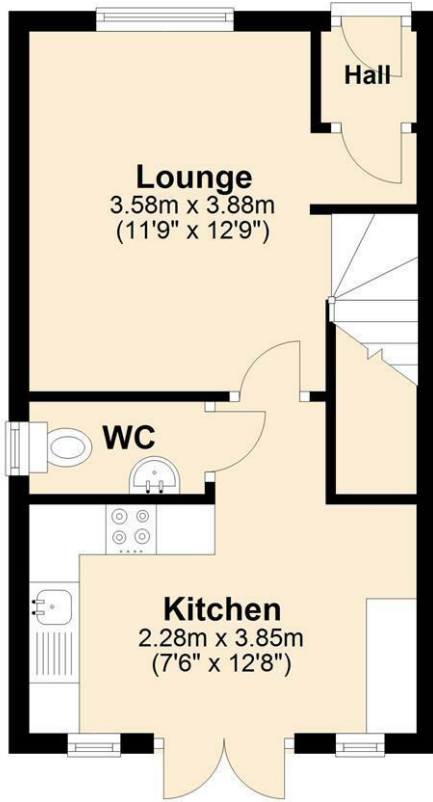
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Whitakers Estate Agent Declaration

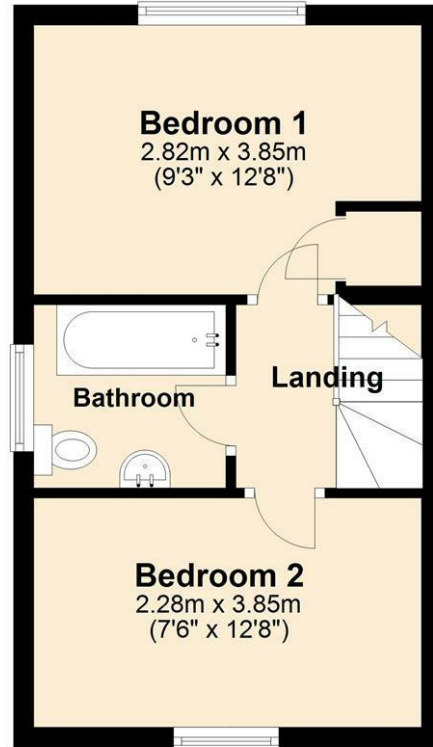
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# Floor Plan

## Ground Floor

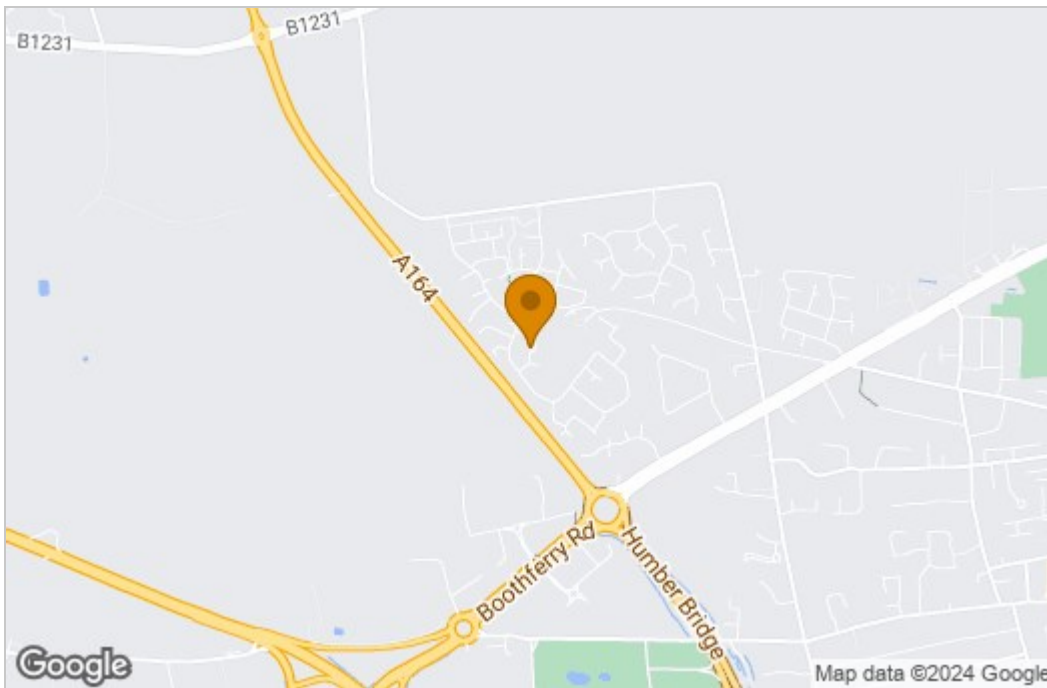


## First Floor

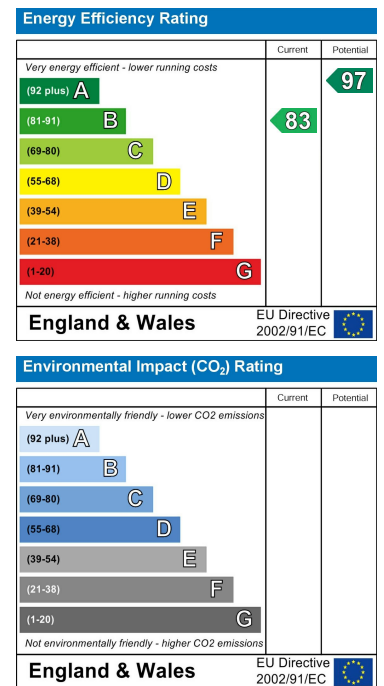


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## 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.