

# Whitakers

Estate Agents



## 74 Northfield Avenue, Hessele, HU13 9DL

**£149,950**

Well presented extended middle terrace property situated in the sought after Township of Hessele.

The accommodation briefly comprises: entrance hall, open plan lounge dining room, contemporarily fitted kitchen, utility area and W.C. to the ground floor with two fitted bedrooms and a well appointed shower room to the first floor with fully boarded loft.

The property benefits from having an enclosed South facing rear garden, foregarden and detached garage with parking space in front, together with Upvc double glazing and gas fired central heating.

An internal viewing is most highly recommended.

## Front External

The Accommodation Comprises

### Ground Floor

#### Entrance Hall

An external Upvc entrance door with an obscured double glazed panel insert leads into the entrance hall. Having a central heating radiator and where a flight of stairs lead to the first floor accommodation.

#### Through Lounge Dining Room



Lounge Area 12'10" (not including bay window) x 12'2" (3.92m (not including bay window) x 3.71m)



The focal point of the room being the contemporary wall mounted feature fireplace with a pebble effect electric fire within a curved black glazed surround. There is a central heating radiator, a built-in understairs storage cupboard, a dark wood effect laminate finish to the floor and a Upvc double glazed bay window to the front elevation.

Dining Area 14'11" x 8'0" (4.55m x 2.46m)



Having a central heating radiator and a dark wood effect laminate finish to the floor.

Kitchen 10'11" x 8'5" (3.35m x 2.57m)



Being fitted with a range of contemporary units in a high gloss finish in cream with steel effect fittings comprising: wall mounted eye-level units, drawers and base units with a complementary fitted marble effect worksurface over which extends to create a splashback finish to the walls and incorporates a stainless steel one and a half bowl sink and drainer unit with mixer tap. There is an integrated 'Logik' electric oven, a four ring gas hob with a feature stainless steel extractor canopy hood above and a tiled splashback finish to the wall. There is a central heating radiator, a tile effect laminate finish to the floor, recessed spotlighting to the ceiling, a Upvc double glazed window to the rear elevation, and a Upvc entrance door with an obscured double glazed panel insert leading onto the enclosed rear garden.

#### Utility Area 6'1" x 4'3" (1.86m x 1.32m)



Having a fitted corner unit in a high gloss finish in cream, a fitted marble effect worksurface which extends to create a splashback finish to the wall beneath which there is plumbing for an automatic washing machine and space for a fridge freezer to the side. There is a central heating radiator and a tile effect laminate finish to the floor.

#### Cloakroom / W.C.



Being fitted with a two piece suite in white comprising: low level W.C. suite with button push flush and a vanity wash hand basin with mixer tap and fitted cabinet beneath. There is a fitted cupboard which houses the combination boiler, a central heating radiator, an obscured double glazed Upvc window to the rear elevation, a tile effect laminate finish to the floor and a partially tiled finish to the walls.

#### First Floor Accommodation

##### Landing

Having a loft hatch access to the ceiling.

#### Bedroom One 13'5" (to fitted wardrobes to 10'4") x 11'9" (to 6 (4.09m (to fitted wardrobes to 3.15m) x 3.60m (to 1)



Being fitted with a full bank range of wardrobes to one wall and having a central heating radiator and two Upvc double glazed windows to the front elevation.

#### Bedroom Two 9'4" x 8'11" (2.85m x 2.74m)



Having fitted wardrobes with storage above, a central heating radiator and a Upvc double glazed window to the rear elevation.

#### Shower Room 5'10" x 5'6" (1.80m x 1.68m)



Being fitted with a three piece suite in white comprising: double size shower tray with fitted glazed side screen, a mains shower with hand-held shower attachment and a further fixed rainhead shower head, a vanity wash basin with mixer tap and a fitted cabinet beneath and a low level W.C. suite with button push flush and a concealed cistern. There is a chrome effect vertical ladder style radiator, an obscured double glazed Upvc window to the rear elevation, a ceramic tiled finish to the floor, a partially tiled finish to the walls, and coving to the ceiling.

Loft 15'2" x 9'5" (4.64m x 2.88m)



The loft is accessed via pull down wooden folding ladders. There is a central heating radiator, a double glazed wooden roof light and storage within the eaves.

#### External



To the front of the property there is an enclosed garden with areas laid to paving stones and lawn with a brick block set pathway leading to the front entrance door.

To the rear of the property there is a South facing enclosed garden with areas laid to paving stones and lawn with a brick block set pathway leading to the detached garage with parking space in front. An access gate leads onto the rear 10 foot.

#### Garaging

Detached garage with an up-and-over vehicular access door, a personnel access door and having both power and lighting.

#### Tenure

The Tenure of this property is Freehold.

#### Council Tax Band

Local Authority - East Riding of Yorkshire.  
Council Tax Band 'B'.

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Ultrafast 100-999Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

#### 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.

#### 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.

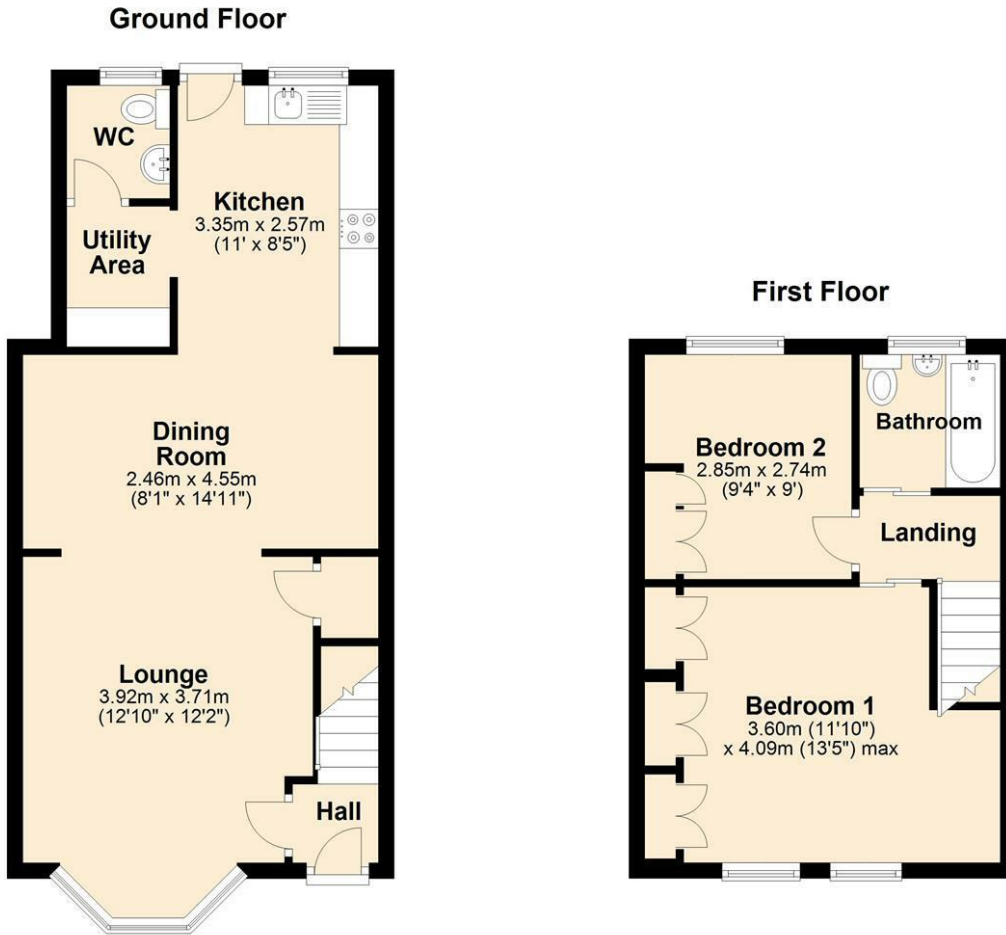
#### Agents Notes

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.

#### 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

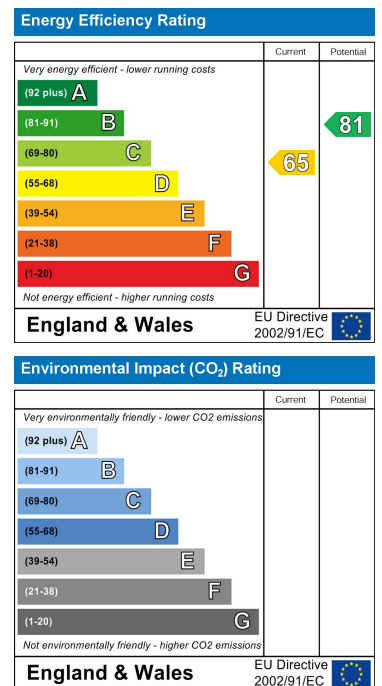


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# 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.