

Whitakers

Estate Agents



6 Tennison Walk, Hessle, HU13 0FL

£232,500

This very well presented three bed semi detached property occupies an enviable position on the development, modern throughout and ready for its new owners to move straight into and enjoy.

This property was built by reputable builders David Wilson Homes in 2018, meaning that any new buyer has the piece of mind their new home is still covered under the NHBC warranty scheme.

The main features include - entrance, front lounge, modern open plan fitted kitchen / diner and useful ground floor W.C. The first floor boasts three good bedrooms (master En Suite) along with the well appointed family bathroom suite.

Externally to the front of the property is a low maintenance garden which is laid to lawn, the rear garden is enclosed to the boundary, again laid to lawn with two allocated parking spaces beyond the garden.

Hessle is a popular market town which is well served by a wide range of amenities and boasts great transport links, making this a great choice for the growing family.

Early viewings are advised.

The Accommodation Comprises

Ground Floor

Entrance

Tiled flooring and central heating radiator and access to W.C.

Lounge 15'1 x 11'9 (4.60m x 3.58m)



Upvc double glazed bay window, two central heating radiators and under stairs cupboard.

Inner Hall

Central heating radiator and stairs to the first floor

Kitchen / Diner 15'5 x 10'8 max (4.70m x 3.25m max)



With a range of modern floor and eye level units with complimentary work surfaces above with fridge/freezer, dishwasher and washing machine. Upvc double glazed French doors leading to the garden and Upvc double glazed window. Tiled flooring, Oven, Hob and Hood above along with sink with mixer tap.

W.C



Tiled flooring with a low flush W.C, pedestal sink and central heating radiator.

First Floor

Landing

With loft hatch and airing cupboard.

Bedroom One 10'7 x 10'6 (3.23m x 3.20m)



Two Upvc double glazed windows, central heating radiator and En Suite

En Suite 6'9 x 4'3 (2.06m x 1.30m)



Walk in enclosure with electric shower above, low flush W.C, pedestal sink and central heating radiator. Upvc double glazed window.

Bedroom Two 12'7 x 8'1 (3.84m x 2.46m)



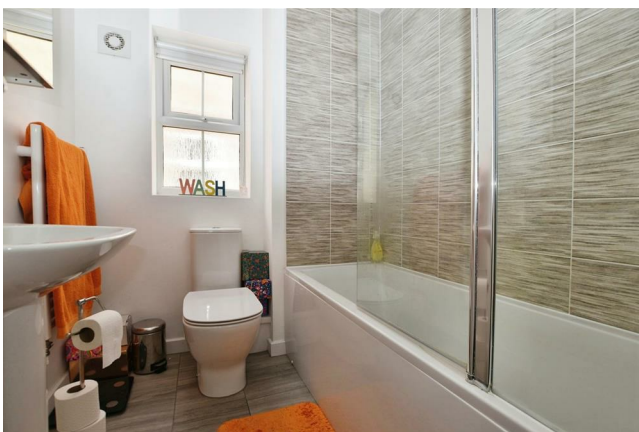
Central heating radiator and Upvc double glazed window.

Bedroom Three 7'4 x 7'1 (2.24m x 2.16m)



Central heating radiator and Upvc double glazed window.

Bathroom 7'1 x 5'9 (2.16m x 1.75m)



Panelled bath with mixer shower above, low flush W.C, pedestal sink and Upvc double glazed window.

External



To the front of the property is a low maintenance garden mainly laid to lawn. The rear garden is also enclosed to the boundary and again mainly laid to lawn with two allocated parking spaces beyond.

Council Tax
Local Authority - East Riding of Yorkshire
Band - C

Tenureship
Freehold tenureship

EPC
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 - N/A
Coalfield or Mining Area - N/A

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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Front External



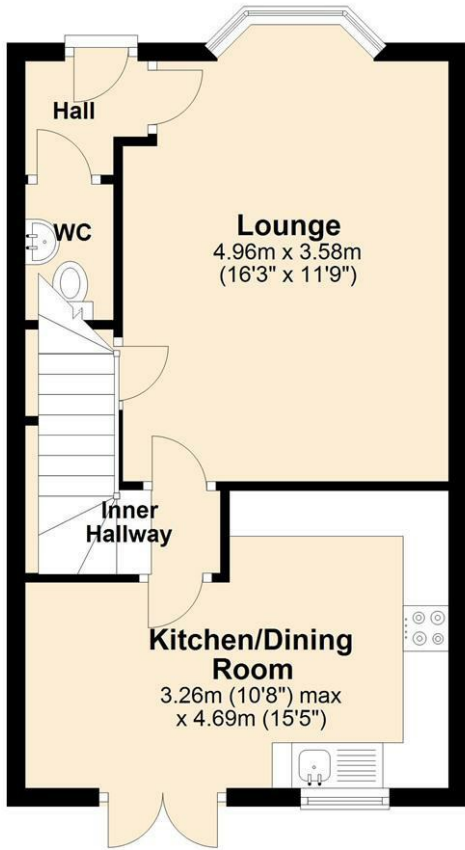
Front view



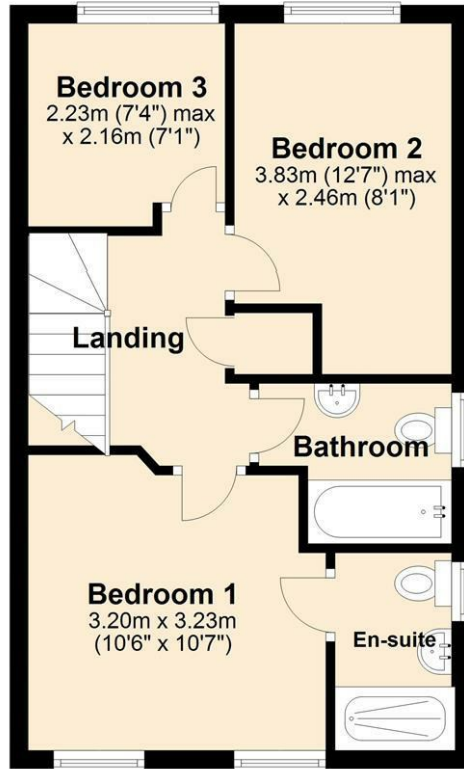
Parking

Floor Plan

Ground Floor

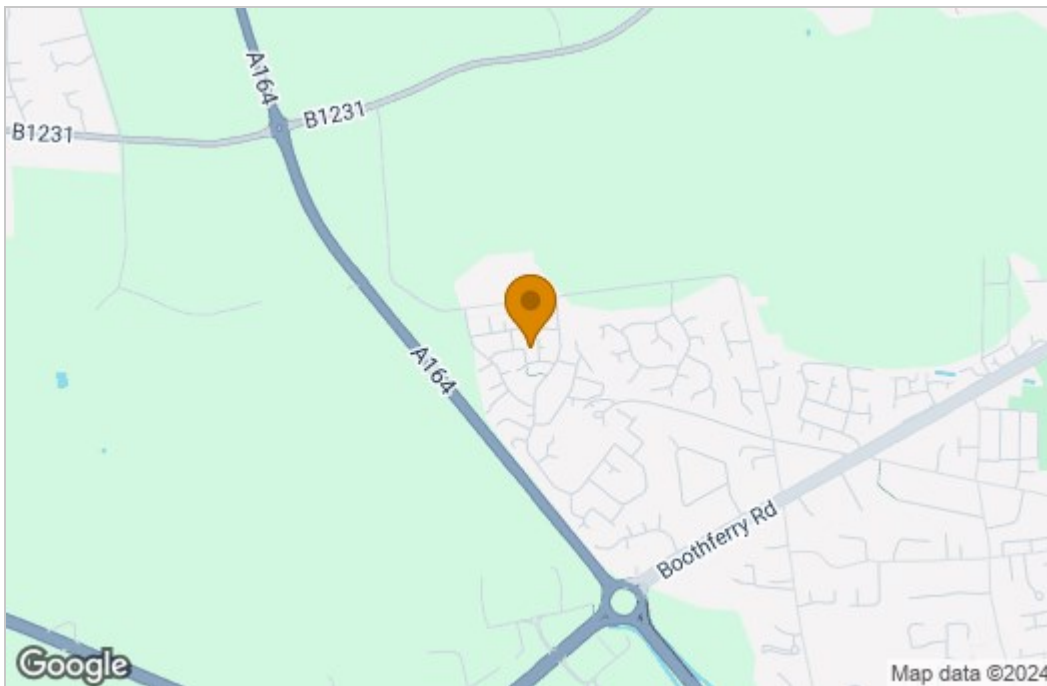


First Floor

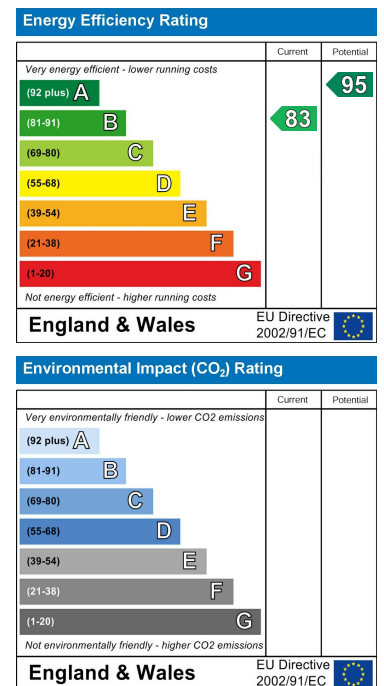


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.