

Whitakers

Estate Agents



Aldany House Bedford Road, Hessle, HU13 9BY

£239,750

** NO ONWARD CHAIN **

Whitakers Estate Agents are pleased to introduce this immaculate detached property which has recently been constructed meaning any prospective buyer will also purchase the satisfaction of owning a brand new home in a location rarely developed upon.

The residence is established on a residential location which borders the Hessle town centre which is renowned for hosting an abundance of local amenities including local shops, dining facilities and transport links that provide routes to the Hull City centre and surrounding villages. The new occupier will also enjoy close proximity to the King George V Playing Field and the Hessle Foreshore with its scenic nature trails and panoramic views of the River Humber.

The accommodation briefly comprises : entrance lobby, sitting room which could be utilised as an additional bedroom and fitted open plan living kitchen with utility area and cloakroom to the ground level. The first floor boasts a master bedroom fitted with an en-suite, second double bedroom and a bathroom suite furnished with a three-piece suite.

Externally there is a large gravelled garden to the front aspect which accommodates off-street parking for multiple cars. A side gate opens to the substantially sized and enclosed rear garden : mainly laid to lawn with

The Accommodation Comprises

Ground Floor

Entrance Lobby

Composite entrance door and leading to:

Sitting Room 11'10" x 8'7" (3.63 x 2.63)



Two UPVC double glazed windows and central heating radiator.

Living Kitchen / Dining Room 30'6" x 11'1" (9.32 x 3.39)

Living / Dining Area



UPVC double glazed bay window, central heating radiator and understairs storage cupboard.

Kitchen



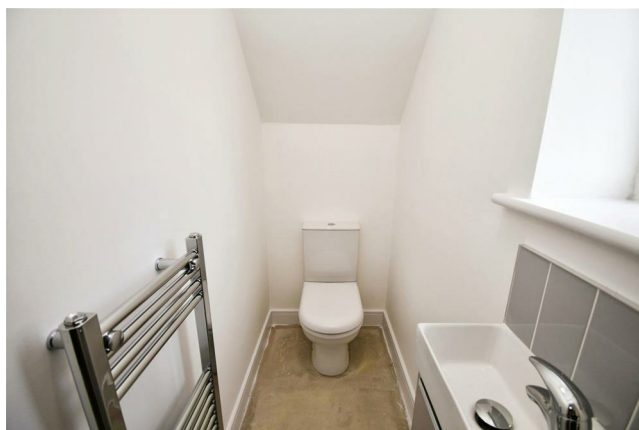
UPVC double glazed bi-fold door, UPVC double glazed window, two roof windows, central heating radiator and fitted with a range of floor and eye level units, contemporary worktop with upstand laminate above, sink with mixer tap and a host of integrated appliances including : oven with hob and hood above, fridge, freezer and dishwasher.

Utility Area



UPVC double glazed door, UPVC double glazed window and fitted with floor level units, contemporary worktop with upstand laminate above and sink with mixer tap.

Cloakroom



UPVC double glazed window, central heating

radiator and furnished with a two-piece suite comprising vanity sink with mixer tap and low flush W.C.

First Floor

Landing

With access to the loft hatch, UPVC double glazed window and central heating radiator. Leading to:

Bedroom One 10'8" x 11'2" (3.27 x 3.41)

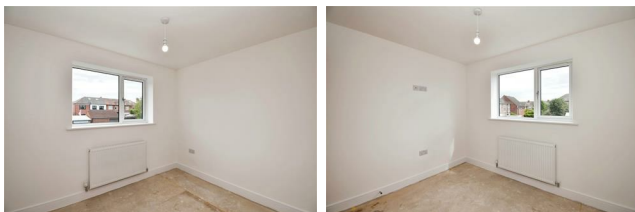


UPVC double glazed window, central heating radiator, overstairs storage cupboard and built-in wardrobe.

En-Suite

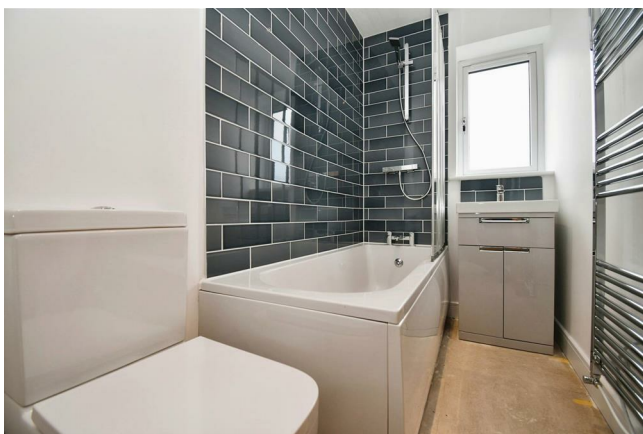
Central heating radiator, partly tiled to splashback areas and furnished with a three-piece suite comprising walk-in enclosure with mixer and waterfall shower, vanity sink with mixer tap and low flush W.C.

Bedroom Two 9'0" x 9'4" maximum (2.76 x 2.87 maximum)



UPVC double glazed window and central heating radiator.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with tiled

flooring and furnished with a three-piece suite comprising panelled bath with mixer tap and shower, vanity sink with mixer tap and low flush W.C.

External



Externally there is a large gravelled garden to the front aspect which accommodates off-street parking for multiple cars. A side gate opens to the substantially sized and enclosed rear garden : mainly laid to lawn with patio seating areas and access to an outside tap.

Tenure

Tenureship Freehold

Council Tax Band

Council tax information TBC

EPC / SAPS Rating

EPC / SAPS rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - 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.

Floor Plan

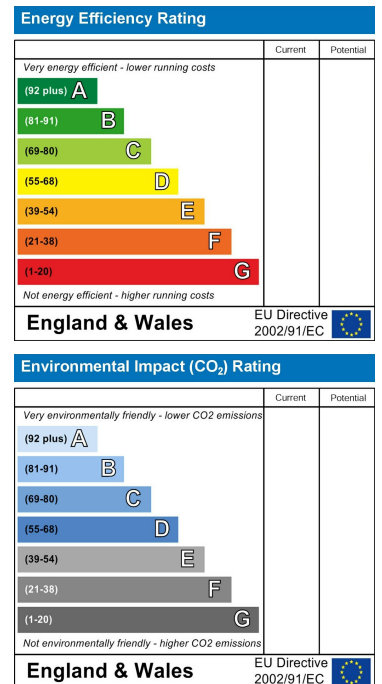


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.