

# Whitakers

Estate Agents



## 24 Holly Drive, Hessle, HU13 0QP

**£425,000**

Whitakers Estate Agents are pleased to introduce this immaculate detached house which is established on a sought after and modern Estate set back from the Well connected Boothferry Road - a location renowned for hosting an abundance of local amenities including dining facilities, local shops and convenience services along with having close proximity to the King George V playing field.

The residence briefly comprises entrance hall incorporating a cloakroom, spacious lounge, sitting room and open plan kitchen / dining room fitted with a utility room to the ground level. A fixed staircase ascends to the first floor landing with access to the loft hatch and leading to the master bedroom with ensuite shower room, three further double bedrooms and bathroom suite furnished with a three-piece suite.

Externally there is a lawned garden which is enclosed by wrought iron gates to the front aspect. A large side drive to accommodate off-street parking and advances to the double width brick-built garage that is accessed via a roller shutter or personnel door and has lighting / power laid on.

A wooden gate opens to the generously sized and enclosed rear garden - mainly laid to lawn with well stocked borders and patio seating areas.

Taken together, the accommodation on offer is ideal for the growing family who requires a home they can comfortably move straight into which offers ample and contemporary living space across both levels.

An internal inspection is recommended to truly appreciate the accommodation on offer.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall



Composite entrance door, central heating radiator and laminate flooring. Leading to

#### Cloakroom

Central heating radiator, tiled flooring and furnished with a two-piece suite comprising pedestal sink with dual taps and low flush W.C.

Lounge 18'0" x 10'10" (5.49 x 3.32 )



UPVC double glazed bay window, two central heating radiators, electric fire with marbled hearth and wooden surround and carpeted flooring.

Sitting Room 13'8" x 9'8" (4.17 x 2.97 )



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

Kitchen / Dining Room 11'3" x 27'9" (3.43 x 8.46 )



UPVC double glazed bifold doors, UPVC double

glazed window, two central heating radiators, tiled flooring and fitted with a range of floor and eye level units, contemporary worktop with upstand laminate, sink with mixer tap and a host of integrated appliances including : double oven, hob with extractor hood above, fridge-freezer and dish-washer.

#### Utility Room

UPVC double glazed door, central heating radiator, tiled flooring and fitted with floor and eye level units, contemporary worktop with upstand laminate and integrated washing-machine.

### First Floor

#### Landing

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

Bedroom One 16'10" x 11'1" (5.14 x 3.40 )



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

#### En-Suite Shower Room



UPVC double glazed window, central heating radiator, partly tiled with tiled flooring and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, wash basin with mixer tap and low flush W.C.

### Bedroom Two 13'11" x 12'11" (4.25 x 3.95 )



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

### Bedroom Three 12'7" x 9'11" (3.84 x 3.04 )



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

### Bedroom Four 12'7" x 8'0" (3.85 x 2.45 )



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

### Bathroom



UPVC double glazed window, central heating radiator, partly tiled with tiled flooring and fitted with a three-piece suite comprising panelled bath with mixer tap and shower, wash basin with mixer tap and low flush W.C.

### External



Externally there is a lawned garden which is enclosed by wrought iron gates to the front aspect. A large side drive to accommodate off-street parking and advances to the double width brick-built garage that is accessed via a roller shutter or personnel door and has lighting / power laid on.

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### Tenure

The property is held under Freehold tenureship

### Council Tax Band

Local Authority - East Riding Of Yorkshire

Local authority reference number - HES416024000

Council Tax band - F

### 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

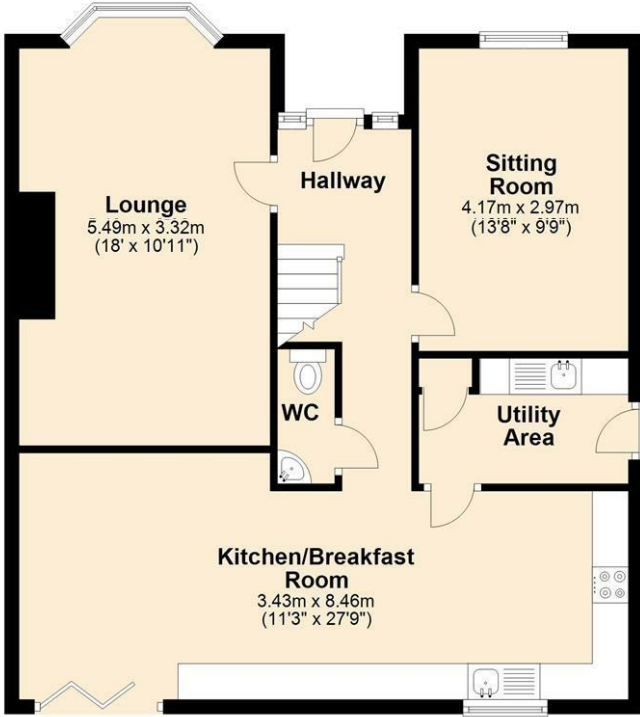
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

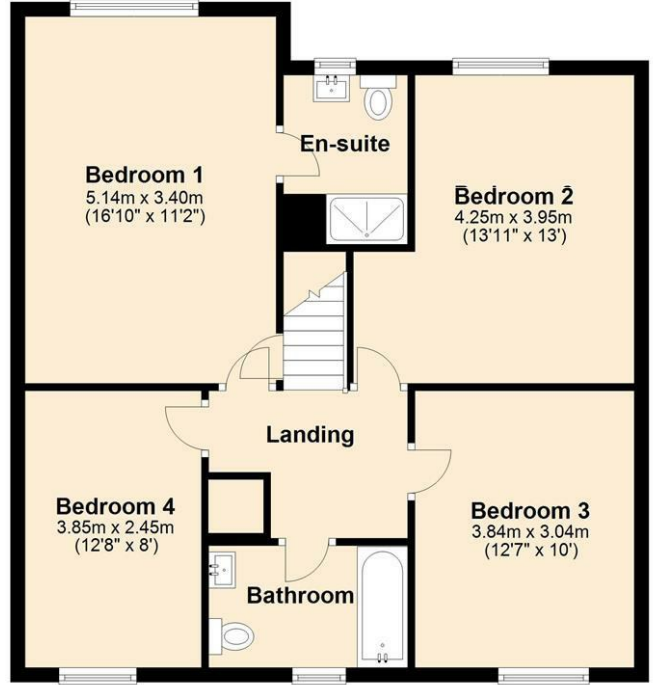
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# Floor Plan

## Ground Floor

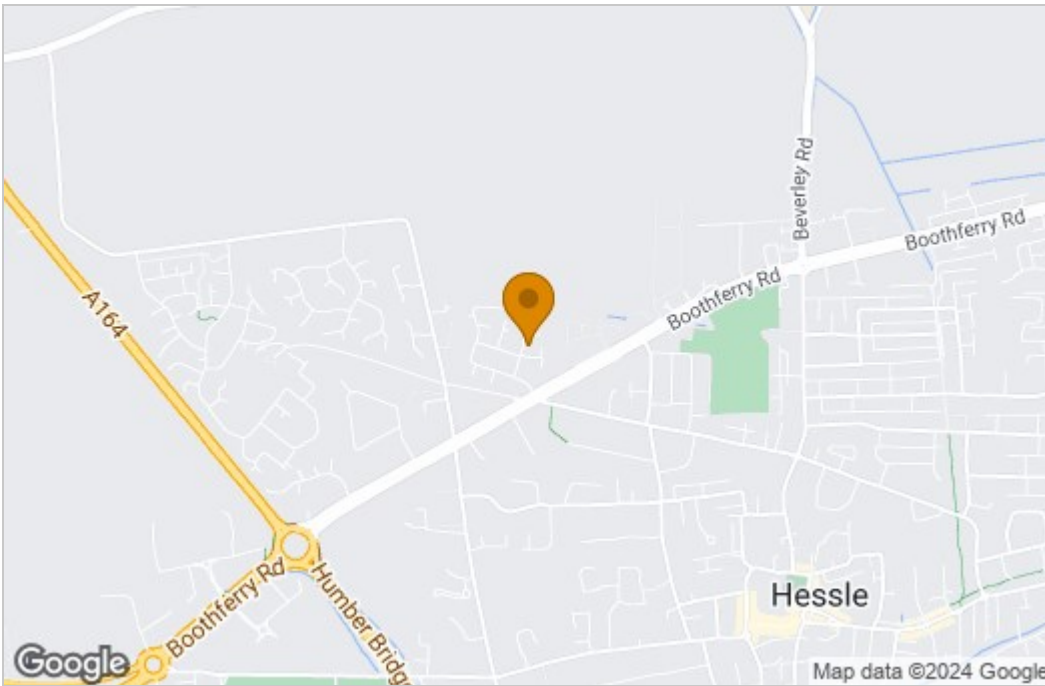


## First Floor

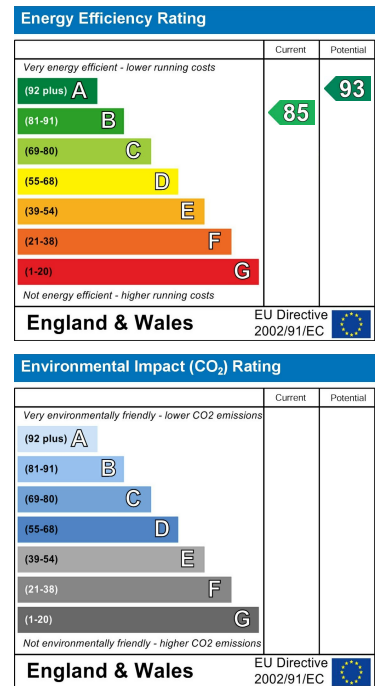


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## 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.