

# Whitakers

Estate Agents



## 38a Swanland Road, Hessle, HU13 0LP

**Offers Over £200,000**

**\*\* NO ONWARD CHAIN \*\***

Whitakers Estate Agents are pleased to introduce this immaculate mid-terrace property which has been modernised to provide contemporary living space, yet still enjoy a host of original features throughout.

The residence is established on a sought after residential location within the historic Hessle town which is renowned for hosting an abundance of local shops and dining facilities, scenic nature trails and leisure facilities. Highly accessible transport links provide routes to the Hull City Centre and surrounding villages.

The accommodation briefly comprises - to the ground level - entrance hall, bay fronted lounge, dining room with French doors opening to the rear garden and fitted kitchen with rear lobby incorporating a cloakroom off; a fixed staircase ascends to the first floor which boasts a two double bedrooms with fitted wardrobes, a good third bedroom and a bathroom suite furnished with a three-piece suite.

Externally to the front aspect there is a pebbled garden, enclosed by brick walling and offering potential to have the kerb lowered to accommodate off-street parking subject to the necessary permission. The rear garden is mainly laid to lawn with well stocked borders, patio seating areas and fencing to the surround. A wooden gate opens to the rear ten-foot which allows vehicle access and leads to the detached garage that accommodates off-street parking.

The accommodation comprises

Ground floor

Front external



Externally to the front aspect there is a pebbled garden, enclosed by brick walling and offering potential to have the kerb lowered to accommodate off-street parking subject to the necessary permission.

Entrance hall



Wooden glazed door with stained glass side windows, central heating radiator, under stairs storage cupboard and carpeted flooring. Leading to:

Lounge 13'3" x 10'11" (4.04 x 3.34 )



UPVC double glazed bay window, central heating radiator, feature fireplace tiled hearth and marbled surround and wooden flooring.

Dining room / Family Room 10'10" x 16'7" maximum (3.32 x 5.08 maximum )



UPVC glazed French doors opening to the rear garden, built in and fitted storage cupboards and wooden flooring.

Kitchen 10'7" x 6'11" (3.23 x 2.12 )



UPVC double glazed door opening to the rear garden, two UPVC double glazed windows, central heating radiator, wooden flooring and fitted with a range of floor and eye level units, two contemporary worktops with splashback tiles above, sink with mixer tap, provision for a gas cooker with extractor hood above and plumbing for an automatic washing machine.

Downstairs W.C

Wooden flooring and furnished with a two piece suite comprising washbasin with dual taps and low flush W.C.

First floor

Landing

Carpeted flooring and leading to:

Master bedroom 13'6" x 10'7" (4.14 x 3.23 )



UPVC double glazed bay window with seated storage, central heating radiator, fitted wardrobe with pull-down clothes rail and carpeted flooring.

Bedroom two 10'11" x 10'0" (3.34 x 3.07 )



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

Bedroom three 7'7" x 5'8" (2.33 x 1.73 )



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

Bathroom



With access to the loft hatch, UPVC double glazed window, central heating radiator, partly tiled to splashback areas with Lino flooring and furnished with a three-piece suite comprising

panelled bath with dual taps and electric shower, vanity sink with mixer tap and low flush W.C.

Rear external



The rear garden is mainly laid to lawn with well stocked borders, patio seating areas and fencing to the surround. A wooden gate opens to the rear ten-foot where there is vehicle access. Detached garage with electrics and lighting.

Key features



No onward chain

Potential for off-street parking subject to necessary permission to the front

Off-street parking and garaging to the rear

Many original features throughout

Sought after Hessle location

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number -

HES341038001

Council Tax band - B

EPC rating

EPC rating - D

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.

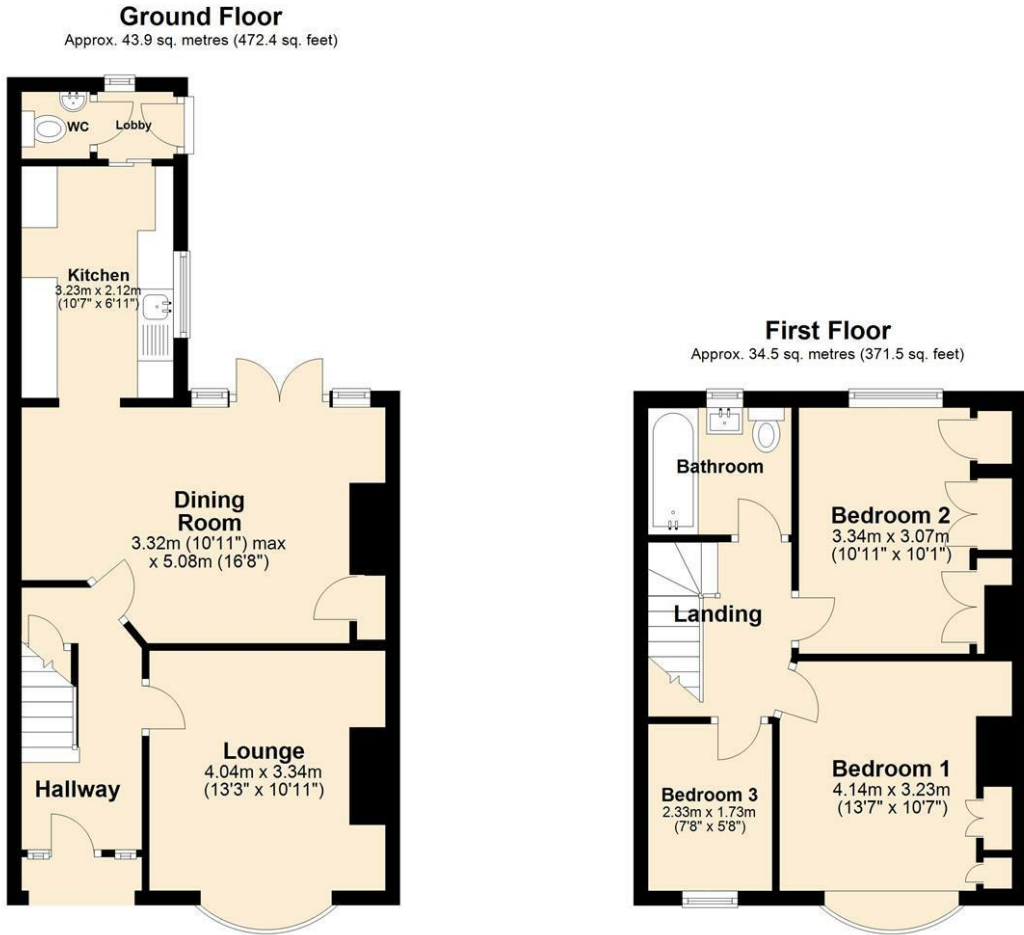
#### Free Market Appraisals / Valuations

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

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.

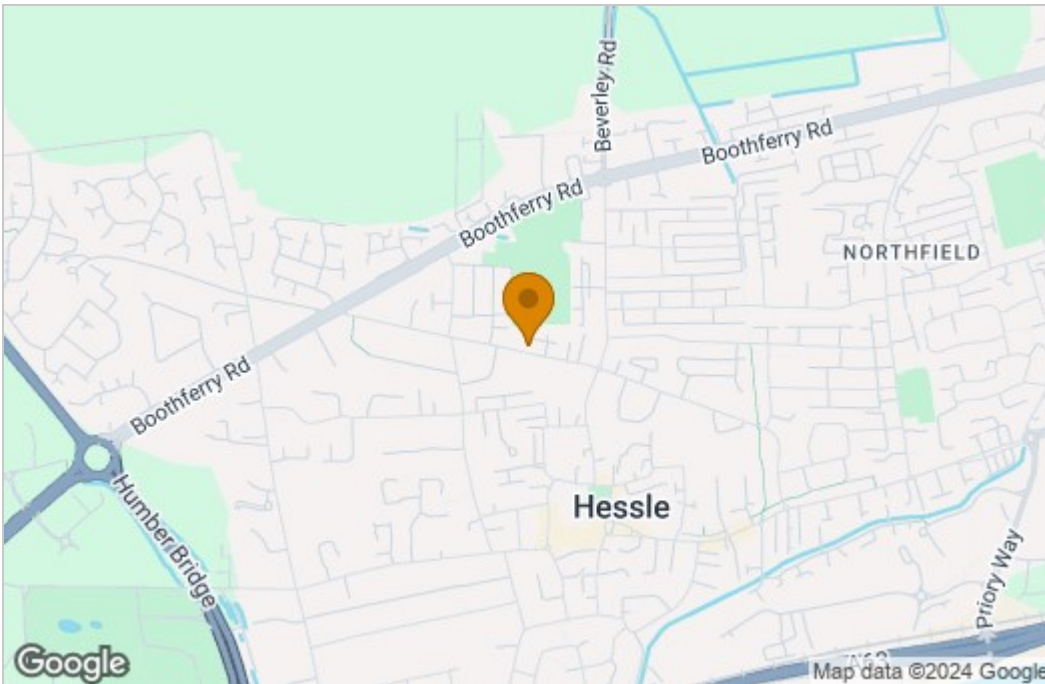
# Floor Plan



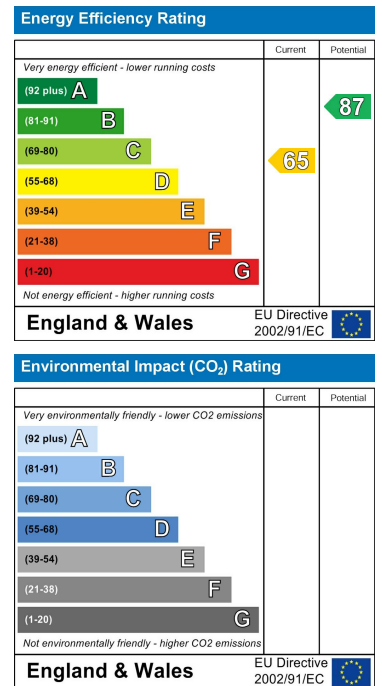
Total area: approx. 78.4 sq. metres (843.9 sq. feet)

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.