

# Whitakers

Estate Agents



## 4 Riverside Court, Hessle, HU13 0HB

**£210,000**

\*\*\* £10,000 Allowance Towards Deposit \*\*\*

This well presented three-bedroom mid-terrace property is established in a private cul-de-sac in a sought-after location that embraces picturesque views of the River Humber towards Lincolnshire and enjoys close proximity to the scenic 'Little Switzerland' with accompanying nature trails, play parks and restaurants / bars.

Briefly comprising entrance hall with under stairs storage cupboard, spacious lounge with two large windows that allow natural light to flood the room and contemporary fitted kitchen to the ground floor. The first floor boasts a master bedroom with fitted wardrobes and access to an en-suite shower room, a second bedroom which is also fitted with wardrobes, a further double bedroom and a bathroom suite furnished with a three-piece suite.

Externally there is a lawned front garden to the front which is enclosed to the boundary by brick walling and wrought iron fencing. The residence also benefits from two allocated car parking spaces.

Taken together the accommodation on offer is ideal for those wishing to reside within this tranquil setting, but also seeking to fall within the catchment of prestigious local schools and maintain close proximity to an abundance of highly accessible transport links that provide multiple trade routes to the Hull City Centre and surrounding villages.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall



Composite door with side window, central heating radiator, under stairs storage cupboard and laminate flooring.

#### Kitchen 12'5" x 12'0" (3.80m x 3.67m )



UPVC double glazed window, central heating radiator, tiled flooring and fitted with a range of floor and eye level units, contemporary worktop with upstand laminate, sink with mixer tap, integrated oven with hob and hood above and plumbed for an automatic washing machine.

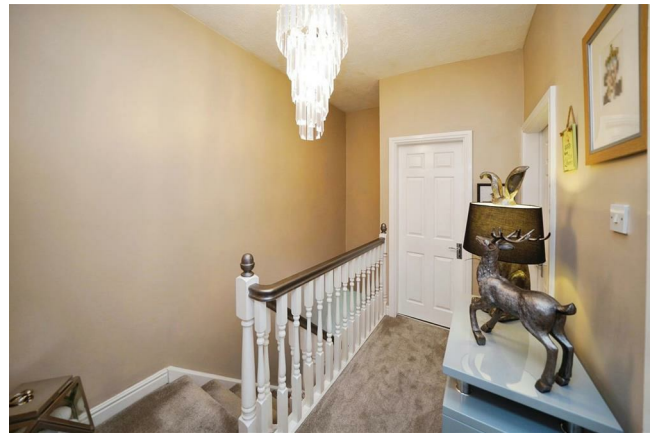
#### Lounge 13'7" x 19'5" (4.15m x 5.94m )



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

### First Floor

### Landing



With carpeted flooring and leading to:

Master Bedroom 13'7" x 11'3" maximum (4.15m x 3.44m maximum )



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

#### Master Bedroom En Suite Shower Room



Central heating radiator, fully tiled with laminate flooring and fitted with a three piece suite comprising walk in enclosure with mixer shower, vanity sink with mixer tap and low flush W.C.

Bedroom Two 12'1" x 11'5" maximum (3.70m x 3.49m maximum )



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

Bedroom Three 8'6" x 7'8" (2.60m x 2.35m )  
UPVC double glazed window, central heating radiator and carpeted flooring.

#### Bathroom



With access to the loft hatch, UPVC double glazed window, central heating radiator, fully tiled and fitted with a three piece suite comprising panelled bath with mixer tap / electric shower, pedestal sink with mixer tap and low flush W.C.

#### External



Externally there is a lawned front garden to the front which is enclosed to the boundary by brick walling and wrought iron fencing. The residence also benefits from two allocated car parking spaces.

#### Tenure

The property is held under Freehold tenureship.

Council Tax Band  
Council tax band - C  
Local authority - East Riding Of Yorkshire

EPC Rating  
EPC rating - C

Material Information  
Construction - Standard  
Conservation Area - No  
Flood Risk - Low  
Mobile Coverage / Signal - EE / Vodafone / Three / O2  
Broadband -Basic 18 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

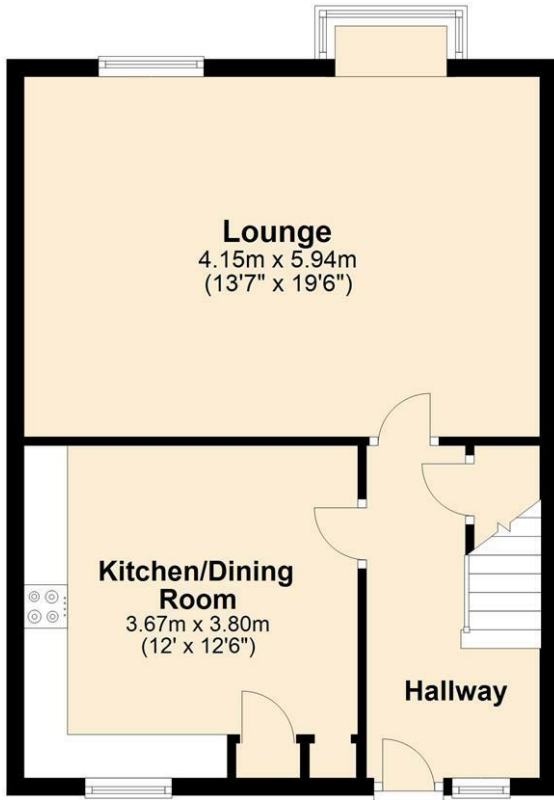
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

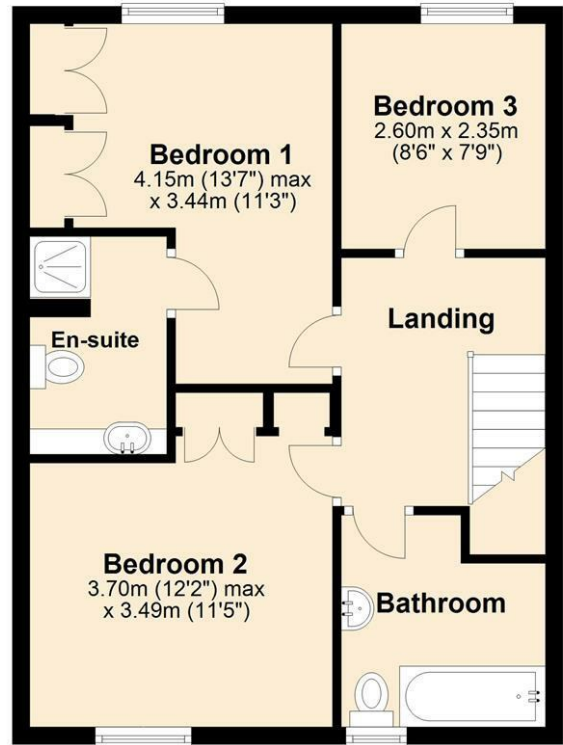
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# Floor Plan

## Ground Floor

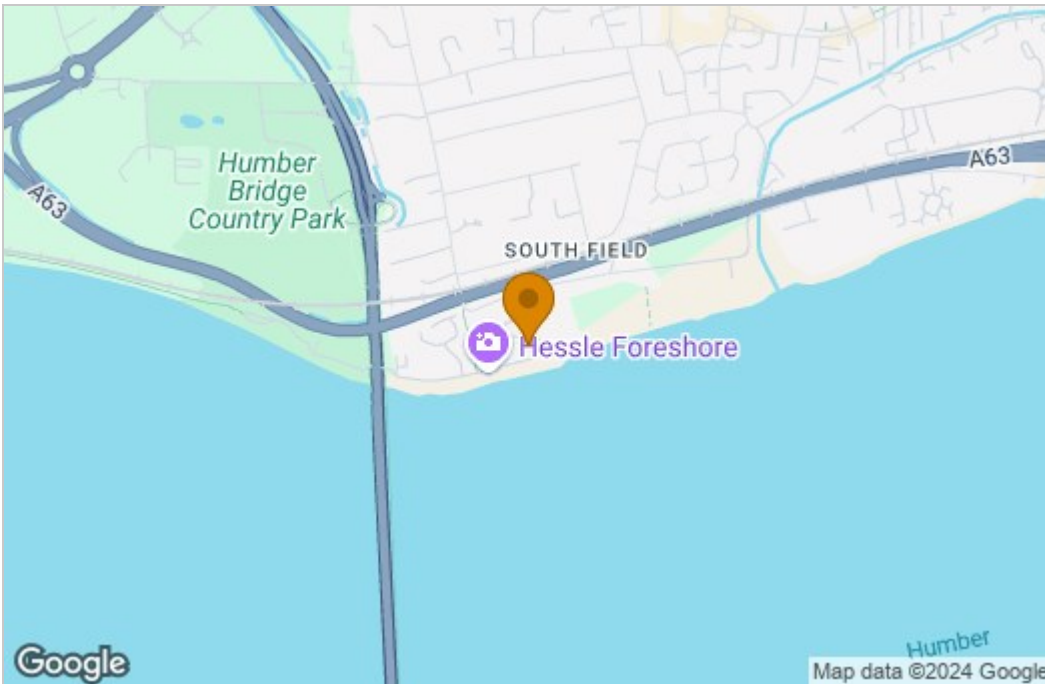


## First Floor

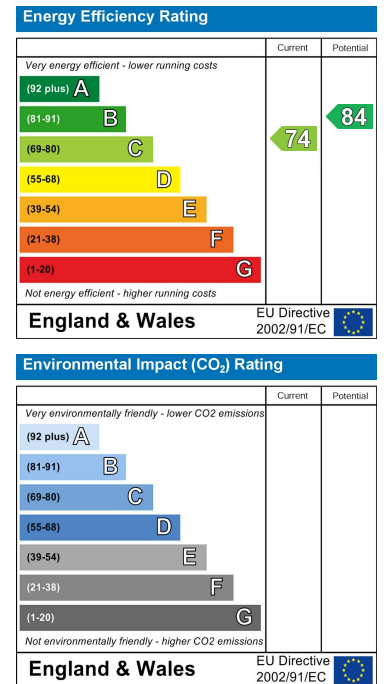


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## 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.