

# Whitakers

Estate Agents



## 21 Bessie Avenue, Kirk Ella, HU10 7JX

**£379,995**

Whitakers Estate Agents are pleased to introduce this exemplary showcase of the 'Cutler' build constructed by reputable builders Messers Bellway Homes and features a host of upgraded features throughout.

The internal layout briefly comprises : entrance hall incorporating a cloakroom, spacious living room and fitted open plan kitchen / diner with French doors opening to the rear garden. A fixed staircase ascends to the first floor which boasts a master bedroom with en-suite, two double bedrooms, a good fourth bedroom with built in storage cupboard and a bathroom furnished with a three piece suite.

Externally to the front of the property there is a partly lawned garden with slate chipping borders and decorative plants along with a block paved driveway way that accommodates off-street parking and leads to the integral garage. A wooden gate at the end of the side passage opens to the landscaped rear garden : mainly laid to lawn with a patio seating area and enclosed by perimeter fencing. The residence also benefits from having an outside tap.

Taken together, the accommodation on offer is ideal for the growing family seeking a home which falls within the catchment of highly regarded Kirk Ella parish schools and require the convenience of an abundance of local amenities and highly accessible transport links. As such, early viewing is recommended to avoid disappointment.



The accommodation comprises

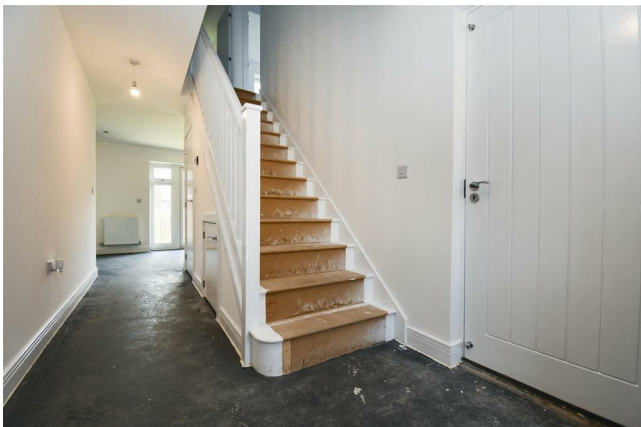
Front external



Externally to the front of the property there is a partly lawned garden with slate chipping borders and decorative plants along with a block paved driveway way that accommodates off-street parking and leads to the integral garage. A wooden gate at the end of the side passage opens to the landscaped rear garden.

Ground floor

Entrance hall



Composite entrance door with side window, central heating radiator, personal door to the integral garage and under stairs storage cupboard. Leading to :

Cloakroom



Central heating radiator, partly tiled with tiled flooring and furnished with a two piece suite comprising wash basin with mixer tap and low flush W.C.

Living room 15'10" x 10'0" (4.85 x 3.05 )



UPVC double glazed window and central heating radiator.

Open plan kitchen / diner



Kitchen 17'5" x 11'3" (5.33 x 3.45 )



UPVC double glazed window and fitted with a range of floor and eye level units, contemporary worktop with upstand laminate above, sink with mixer tap and a range of integrated appliances including : double oven, hob with extractor hood above, fridge freezer, washing machine and dishwasher.

Dining area 10'2" x 10'2" (3.11 x 3.12 )



UPVC double glazed French doors to the rear garden, and three central heating radiators.

#### First floor

With access to the loft hatch and two built in storage cupboards. Leading to :

Master bedroom 15'10" x 13'5" (4.83 x 4.10 )



UPVC double glazed window and central heating radiator.

En-suite



UPVC double glazed window, central heating radiator, partly tiled to splashback areas 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 13'9" x 10'2" (4.21 x 3.12 )



UPVC double glazed window and central heating radiator.

Bedroom three 11'6" x 10'0" (3.53 x 3.05 )



UPVC double glazed window and central heating radiator.

Bedroom four 7'10" x 10'4" (2.40 x 3.16 )



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



## Bathroom



UPVC double glazed window, central heating radiator, mostly tiled to splashback areas with tiled flooring and furnished with a three piece suite comprising panelled bath with mixer tap and shower, wash basin with mixer tap and low flush W.C.

## Rear external



The rear garden is mainly laid to lawn with a patio seating area and enclosed by perimeter fencing. The residence also benefits from having an outside tap.

## Integral garage

Accessed via an up and over door and personal door with power laid on and EV charging point.

## Service charge

Please note there is a service charge of £80.00 payable per annum

## Tenure

The property is held under freehold tenureship

## Council tax band - TBC

## EPC rating

Predicted EPC rating - B

## Material Information

Construction - standard

Conservation Area - no

## Flood Risk - no

Mobile Coverage / Signal - EE Three Vodafone 02  
Broadband - Cable - Kcom Fibre direct to property

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.

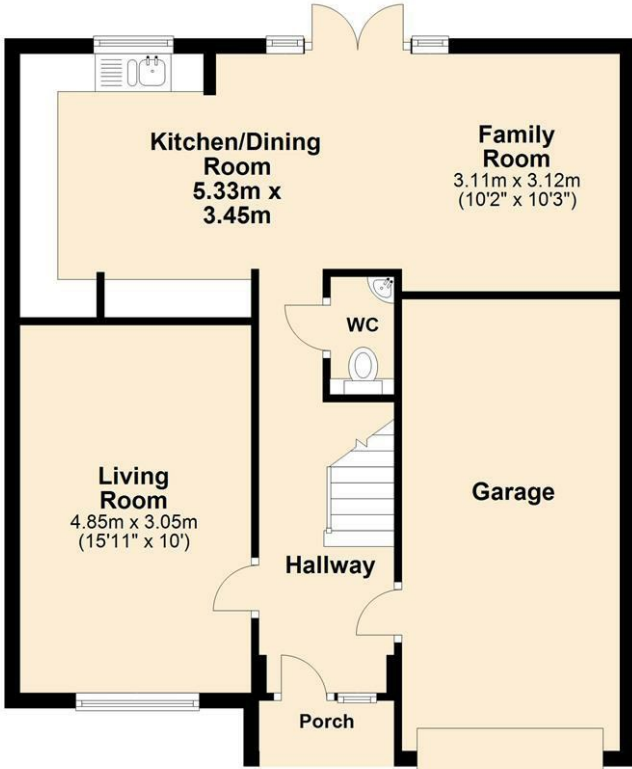
## Whitakers Estate Agent Declaration

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

## Ground Floor

Approx. 70.1 sq. metres (754.3 sq. feet)



## First Floor

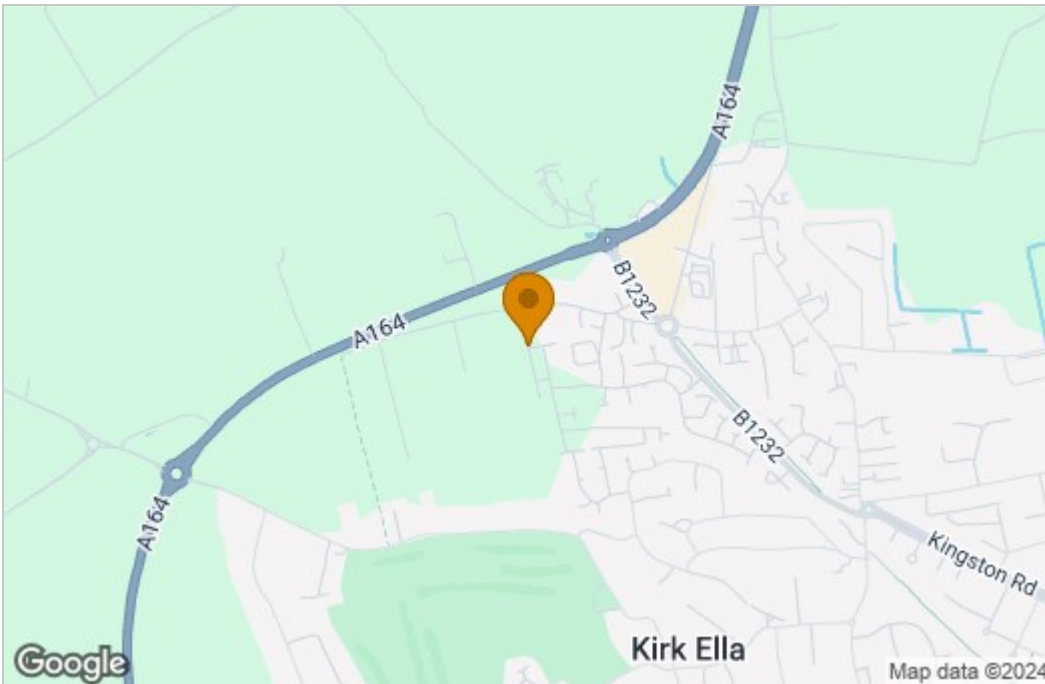
Approx. 62.9 sq. metres (676.7 sq. feet)



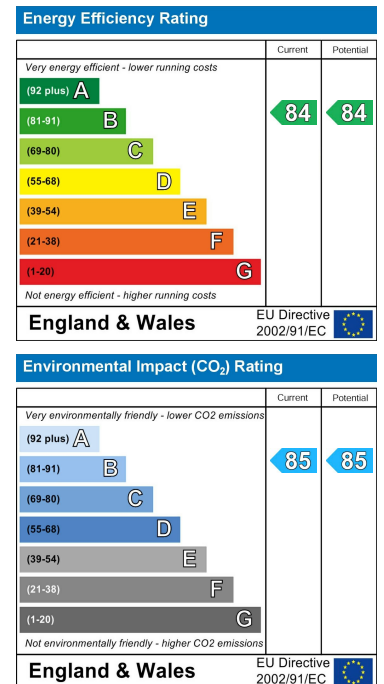
Total area: approx. 132.9 sq. metres (1431.0 sq. feet)

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.