

Whitakers

Estate Agents



24 Waudby Close, Hessle, HU13 0QW

£200,000

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

Whitakers Estate Agents are pleased to introduce this well-presented semi-detached house which is a stunning example of the 'Archford' constructed by reputable builders David Wilson Homes circa 2021 on their Hesslewood Park development.

The property features a host of upgrades from the original design package making it stand out from neighbouring properties in the immediate vicinity and briefly comprises : entrance hall incorporating a cloakroom, spacious lounge and lobby leading to the kitchen / dining room fitted with a range of integrated appliances. A fixed staircase ascends to the first floor which boasts a master bedroom with en-suite shower room, two further bedrooms and a bathroom furnished with a three-piece suite.

Externally to the front aspect there is a block paved garden which accommodates off street parking. A side passage leads to a gate that opens to the rear garden : mainly laid to lawn, enjoys a patio seating area and has fencing to the surround. The residence also benefits from having an outside tap, electrical socket and deposit bin.

Taken together, the accommodation on offer is ideal for the first time buyer seeking to make their initial step onto the property ladder, or the young family seeking to reside within the catchment of highly regarded Hessle

The accommodation comprises

Front external



Externally to the front aspect there is a block paved garden which accommodates off street parking. A side passage leads to a gate that opens to the rear garden.

Ground floor

Entrance hall

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

Cloakroom

Central heating radiator, mostly tiled with tiled flooring and furnished with a two piece suite comprising pedestal sink with mixer tap and low flush W.C.

Lounge 15'1" x 12'3" (4.60 x 3.75)



UPVC double glazed window, central heating radiator, under stairs storage cupboard and laminate flooring.

Lobby

Central heating radiator, fixed staircase to the first floor and laminate flooring. Leading to :

Kitchen / dining room 10'10" x 15'7" maximum (3.31 x 4.75 maximum)



UPVC double glazed French doors to the rear garden, UPVC double glazed window, central heating radiator, laminate flooring 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 oven with hob and extractor hood above, fridge freezer, washer dryer and dishwasher.

First floor

Landing

With access to the loft hatch, built in storage cupboard and carpeted flooring. Leading to :

Bedroom one 10'8" x 10'7" (3.26 x 3.23)



Two UPVC double glazed windows, central heating radiator and carpeted flooring.

En-suite shower room



UPVC double glazed window, central heating

radiator, mostly tiled with laminate panels and furnished with a three piece suite comprising walk-in enclosure with electric shower, pedestal sink with mixer tap and low flush W.C.

Bedroom two 12'9" x 8'1" maximum (3.89 x 2.48 maximum)



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

Bedroom three 7'2" x 7'6" (2.19 x 2.29)



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

Bathroom



UPVC double glazed window, central heating radiator, mostly tiled with laminate flooring and

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

Rear external



The rear garden is laid to lawn, enjoys a patio seating area and has fencing to the surround. The residence also benefits from having an outside tap, electrical socket and deposit bin.

Tenure

The property is held under Freehold tenureship

Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - HES218024000

Council Tax band - C

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.

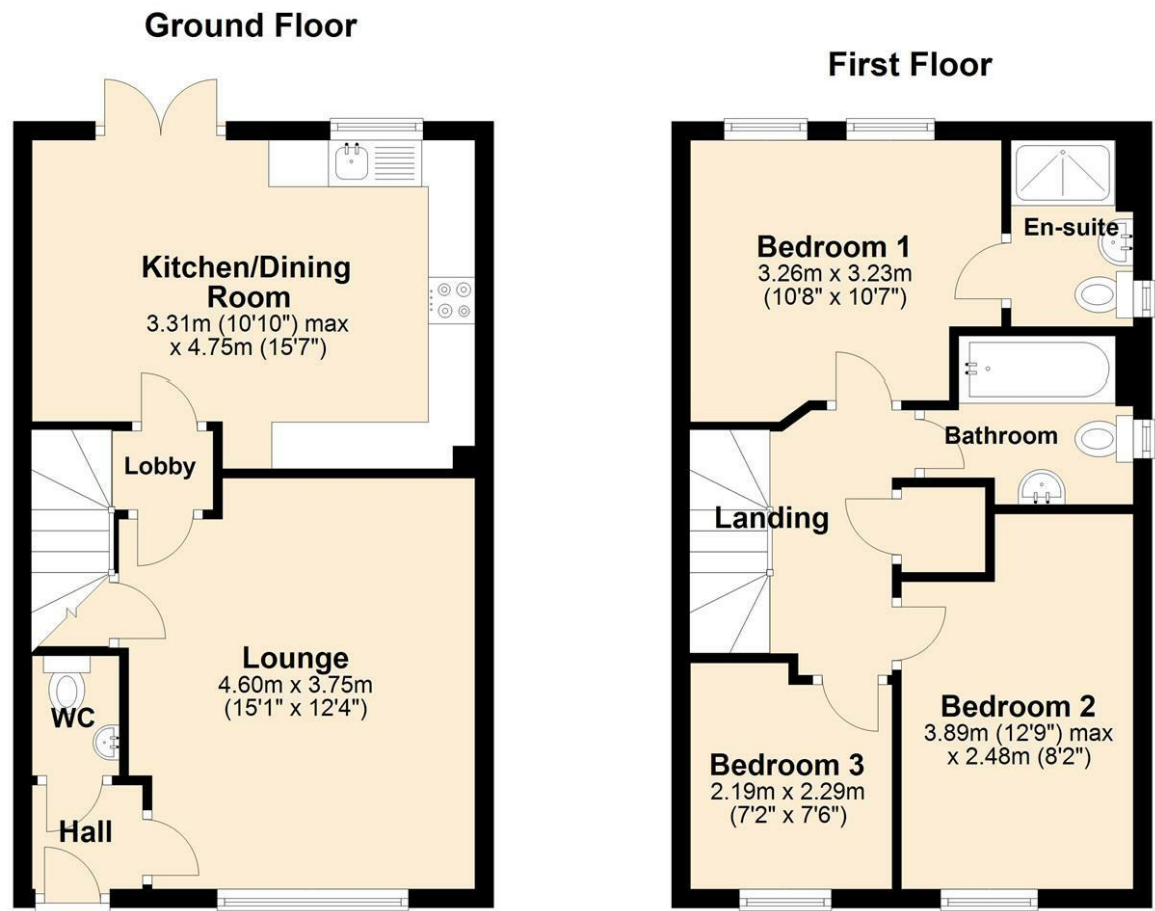
Free Market Appraisals / Valuations

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

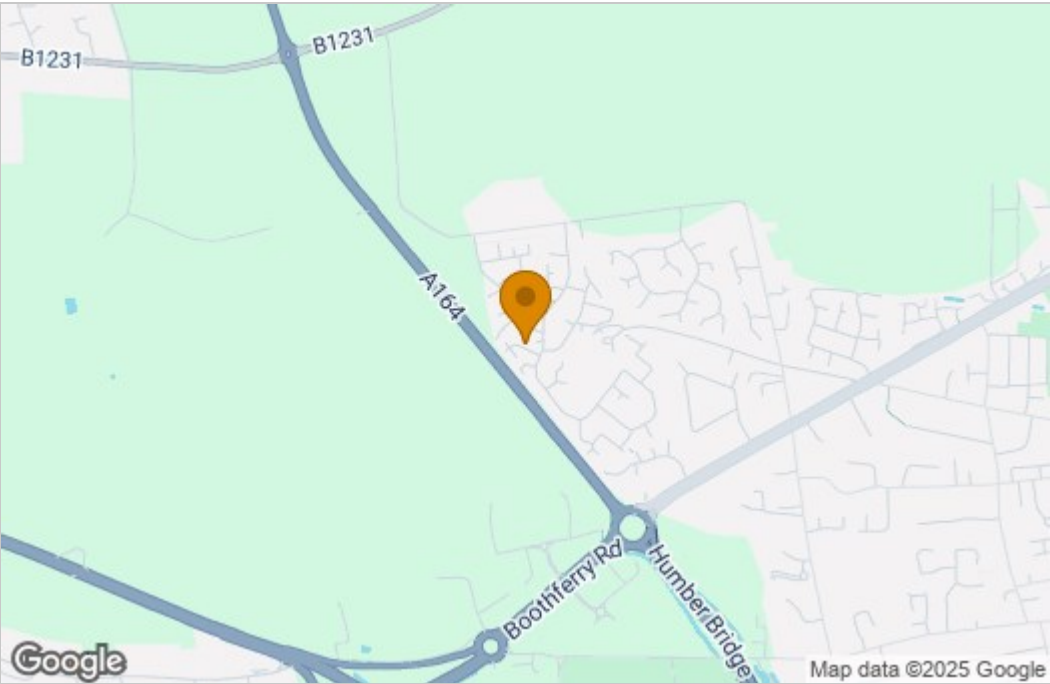
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Floor Plan

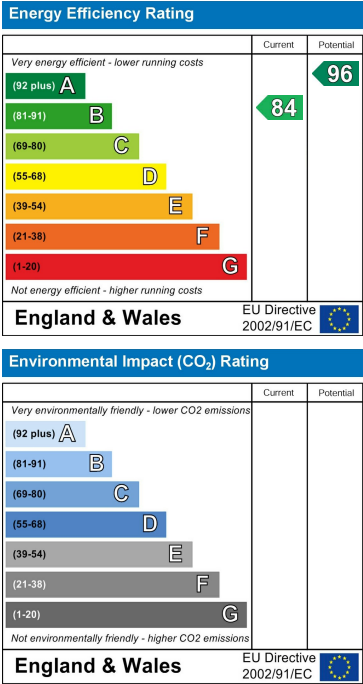


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.