

Whitakers

Estate Agents



84 Richmond Road, Hessele, HU13 9DN

£159,950

Whitakers Estate Agents are pleased to introduce this well-presented mid-terrace family home which is located within the Hessele village and offered to the market in a condition where a new owner can comfortably move straight in.

The internal layout briefly comprises entrance lobby, spacious lounge and open plan kitchen / diner incorporating a cloakroom to the ground level. The first floor boasts two double bedrooms, a good third bedroom and a bathroom furnished with a three piece suite.

Externally to the front aspect there is a gravelled garden with brick walling to the perimeter.

The southerly facing rear garden is mainly laid to lawn with patio seating areas and fencing to the surround. A path leads to the gate that opens to the rear ten-foot access and detached garage. The residence also benefits from having an outside tap.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Front external



Externally to the front aspect there is a gravelled garden with brick walling to the perimeter.

Ground floor

Entrance hall

UPVC double glazed entrance door, central heating radiator and laminate flooring. Leading to :

Lounge 15'3" x 11'10" (4.67 x 3.62)



UPVC double glazed bay window, central heating radiator, gas fireplace with marbled inset / hearth and decorative wooden surround, under stairs storage cupboard and laminate flooring.

Kitchen / diner 18'3" x 15'1" (5.58 x 4.60)



UPVC double glazed patio doors opening to the rear garden, central heating radiator, tile effect laminate flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap,

plumbing for a washing machine and dishwasher and integrated oven with four ring gas hob and extractor hood above.

Cloakroom

UPVC double glazed window, tile effect laminate flooring and furnished with a two piece suite comprising pedestal sink with tap and low flush W.C.

First floor

Landing

With access to the loft hatch and carpeted flooring. Leading to :

Bedroom one 9'4" x 8'11" (2.85 x 2.73)



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

Bedroom two 11'8" x 7'1" (3.58 x 2.18)



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

Bedroom three 8'8" x 7'6" maximum (2.65 x 2.29 maximum)

UPVC double glazed window, central heating radiator , over stairs storage cupboard and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, fully tiled and furnished with a three piece suite comprising panelled bath with dual taps and electric shower, pedestal sink with mixer tap and low flush W.C.

Rear external



The southerly facing rear garden is mainly laid out as lawn with patio seating areas and fencing to the surround. A path leads to the gate that opens to the rear ten-foot access and detached garage. The residence also benefits from having an outside tap.

Location

The property is located on Richmond Road in Hessle which enjoys close proximity to the square and the abundance of local amenities it has to offer including convenience stores, dining facilities and playing fields. The resident will take advantage of highly accessible transport links that provide multiple routes to the Hull city center and surrounding areas, and the scenic Hessle foreshore.

Tenure

The property is held under Freehold tenureship

Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number -

HES293084000

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 / O2 / Three

Broadband - 4 Mbps / 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.

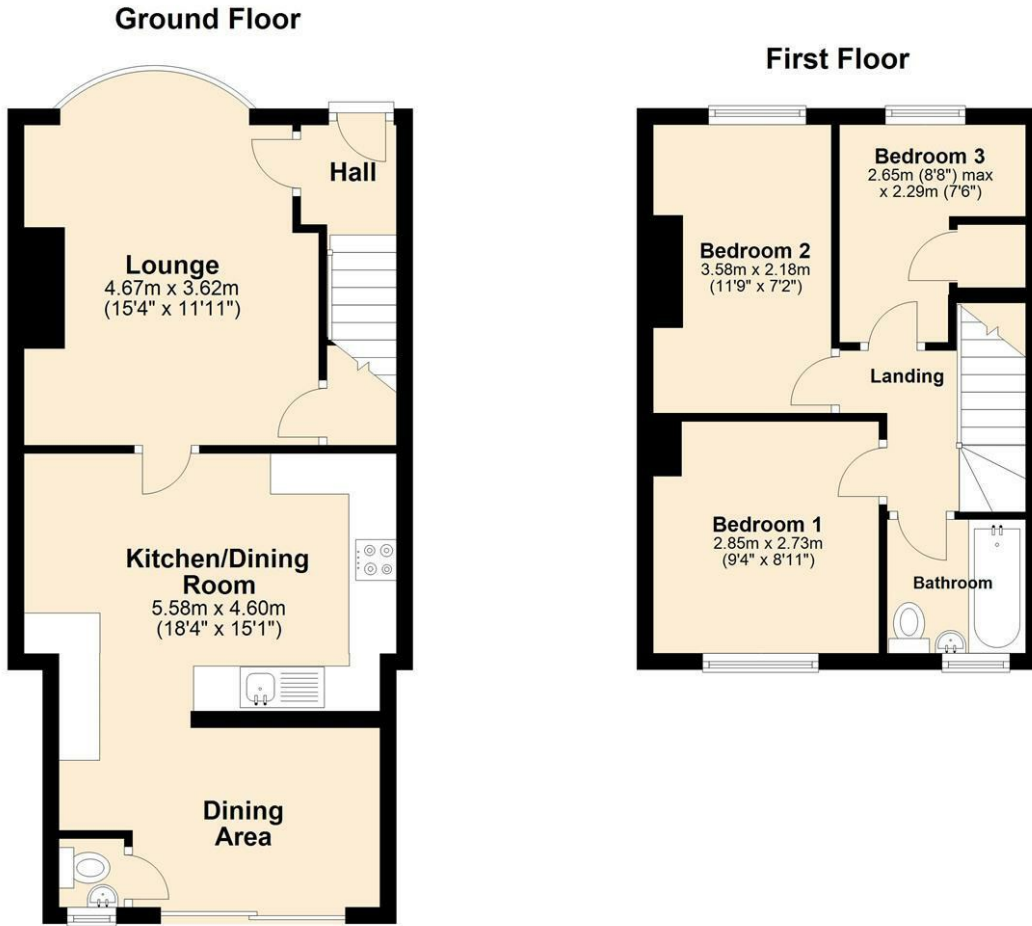
Free Market Appraisals / Valuations

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

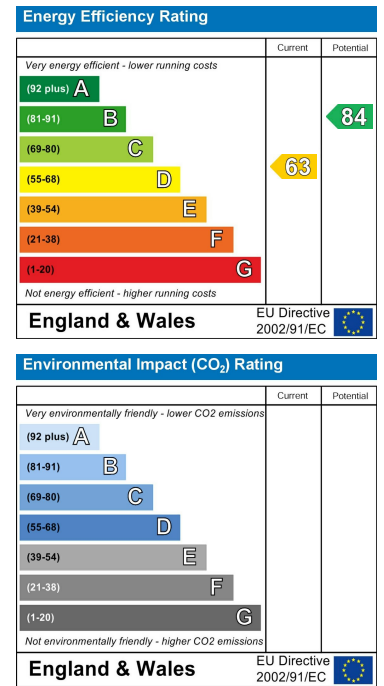


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.