

Whitakers

Estate Agents



7 Glamis Road, Hessle, HU13 9JF

£190,000

**** NO ONWARD CHAIN ****

Whitakers Estate agents are pleased to introduce this well-presented detached true bungalow which has been lovingly cared for by its previous occupant, and is offered to the market in a condition that a new owner could comfortably move in and implement their own taste in cosmetic design at their leisure.

The internal layout briefly comprises porch, entrance hall, spacious lounge, fitted kitchen and conservatory off. The inner lobby leads to two fitted bedrooms and a bathroom furnished with a three-piece suite.

Externally to the front aspect there is a large gravelled garden with fencing to the surround. Double width wrought iron gates open to the side driveway which accommodates off-street parking and follows to the brick-built garage with connection to lighting / power and accessed by a personal door and up-and-over door.

The rear garden is mainly laid to lawn with well stocked borders, a patio seating area and boundary hedging / fencing to the surround.

Taken together, the property is ideal for those seeking to make the transition from a multi-storey property to a home lived primarily on the ground level without compromising on living space available and maintain ample storage space via the boarded loft hatch.

The accommodation comprises

Front external

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Porch

UPVC double glazed entrance door, UPVC double glazed side window, single glazed window and tiled flooring. Wooden single glazed door opening to :

Lounge 20'0" x 15'0" (6.11 x 4.58)

UPVC double glazed bay window, two central heating radiators, fireplace with marbled inset and hearth and decorative wooden surround and carpeted flooring.

Kitchen 7'7" x 11'7" (2.32 x 3.54)

UPVC double glazed window, Lino flooring and fitted with a range of floor and eye level units, worktops, sink with mixer tap, plumbing for a washing machine and provision for a gas cooker with extractor hood above,. Wooden single glazed French doors opening to :

Conservatory 10'3" x 11'7" (3.13 x 3.54)

UPVC double glazed door, UPVC double glazed windows and tile effect laminate flooring.

Inner hallway

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

Bedroom one 11'5" x 10'5" (3.49 x 3.20)

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

Bedroom two 9'1" x 7'6" maximum (2.78 x 2.30 maximum)

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

Bathroom

UPVC double glazed window, central heating radiator, partly tiled to splashback areas with tile effect laminate flooring and furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with dual taps and low flush W.C.

Rear external

The rear garden is mainly laid to lawn with well stocked borders, a patio seating area and boundary hedging / fencing to the surround.

Location

The property is established within the Hessle parish and enjoys close proximity to the town center which hosts an abundance of convenience stores, specialised boutiques and dining facilities. Residents will also appreciate the First lane Field and highly accessible transport links that provide multiple routes to the Hull city center and surrounding villages.

Tenure

The property is held under Freehold tenureship

Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - HES143007000

Council Tax band - B

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Medium

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 16 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.

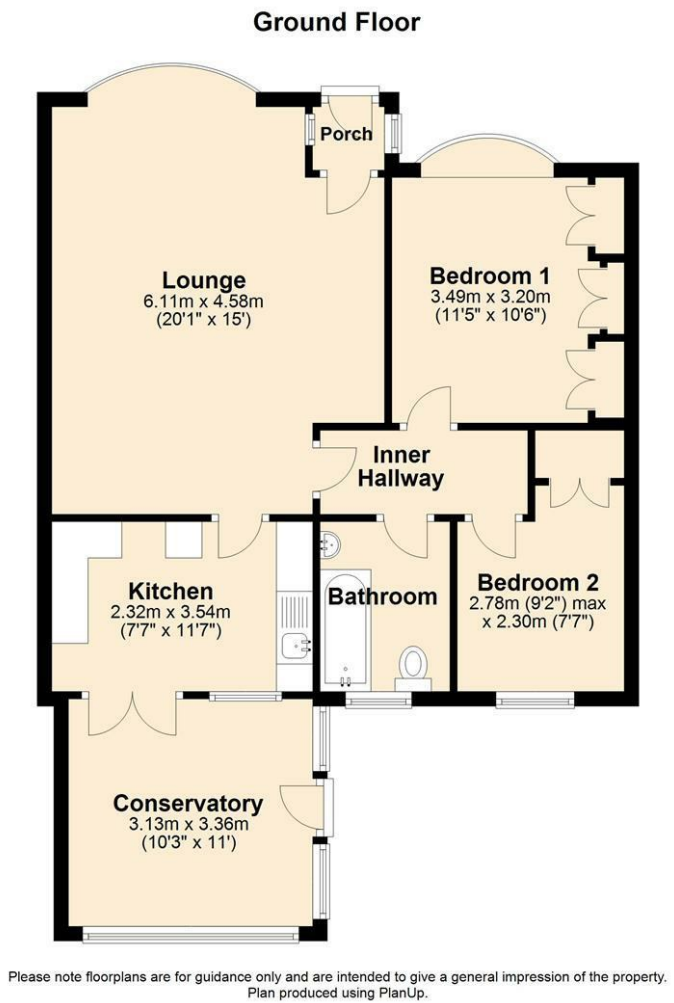
Free Market Appraisals / Valuations

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

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.

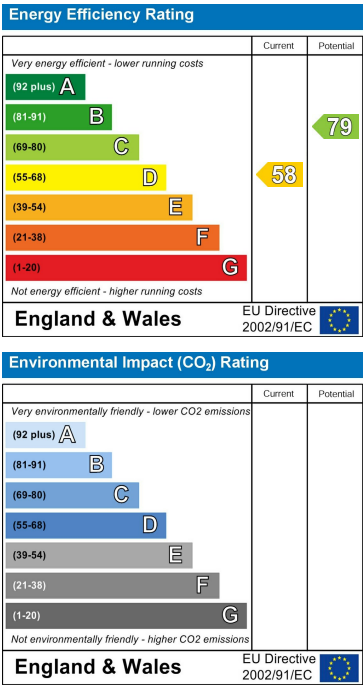
Floor Plan



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.