

Whitakers

Estate Agents



10 Tennison Walk, Hessle, HU13 0FL

£200,000

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

Whitakers Estate Agents are pleased to introduce this immaculate three bedroom property which has been lovingly cared for by its current owners since its construction in circa 2017 by reputable builders David Wilson Homes.

The internal layout briefly comprises entrance hall incorporating a cloakroom, bay fronted lounge, inner lobby and fitted kitchen / dining room to the ground floor. The first floor boasts a master bedroom with en-suite shower room, a fitted second bedroom and a good third bedroom together with a well-appointed bathroom.

Externally to the front of the property there is a lawned garden which is enclosed to the boundary with wooden fencing.

A block paved path leads to the enclosed rear garden which is mainly laid to lawn with fencing to the surround. A gate opens onto the rear access where there is allocated parking spaces for two vehicles.

The accommodation on offer is ideal for the growing family seeking a home that offers a contemporary lifestyle with scenic views of communal greens and allows easy access to the Humber bridge and A63 / M62 along with multiple routes to the Hull city center and surrounding villages.

The accommodation comprises

Front external



Externally to the front, aspect there is a lawned garden which is enclosed to the boundary with wooden fencing. A block paved path leads to the enclosed rear garden.

Ground floor

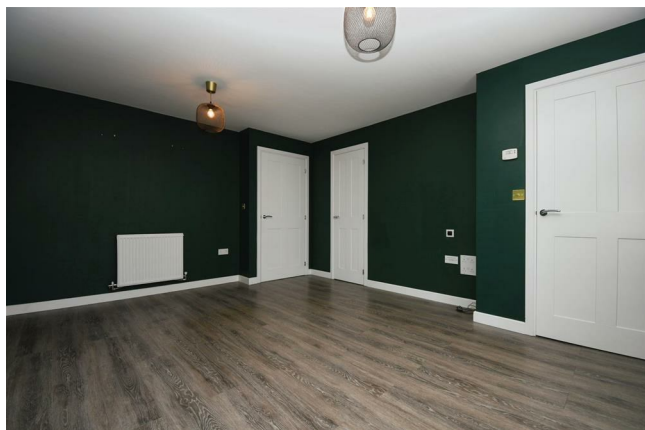
Entrance lobby

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

Cloakroom

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

Lounge 16'3" x 11'10" (4.96m x 3.63m)



UPVC double glazed bay window, two central heating radiators, under stairs storage cupboard and laminate flooring.

Inner lobby

Central heating radiator and laminate flooring.

Kitchen / dining room 10'9" x 15'6" maximum
(3.29m x 4.73m maximum)



UPVC double glazed French doors to the rear garden, UPVC double glazed window, central heating radiator, laminate flooring and furnished with a range of floor and eye level units, contemporary worktop with upstand laminate above, sink with mixer tap, plumbing for a washing machine and integrated oven with hob and hood above.

First floor

Landing

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

Master bedroom 10'7" x 10'8" (3.23m x 3.26m)



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

En-suite shower room



UPVC double glazed window, central heating radiator, wall mounted mirrored cupboard, partly

tilled to splashback areas with tiled flooring and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap and low flush W.C.

Bedroom two 12'7" x 8'1" maximum (3.85m x 2.47m maximum)



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

Bedroom three 7'4" x 7'1" maximum (2.26m x 2.18m maximum)



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

Bathroom



UPVC double glazed window, central heating radiator, wall mounted mirrored cupboard, partly tiled to splashback areas with tiled flooring and furnished with a three-piece suite comprising panelled bath with mixer tap, pedestal sink with mixer tap and low flush W.C.

Rear external



The rear garden is mainly laid to lawn with fencing to the surround. A gate opens onto the rear access where there is allocated parking spaces for two vehicles.

Tenure

The property is held under Freehold tenureship

Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - HES190010000

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

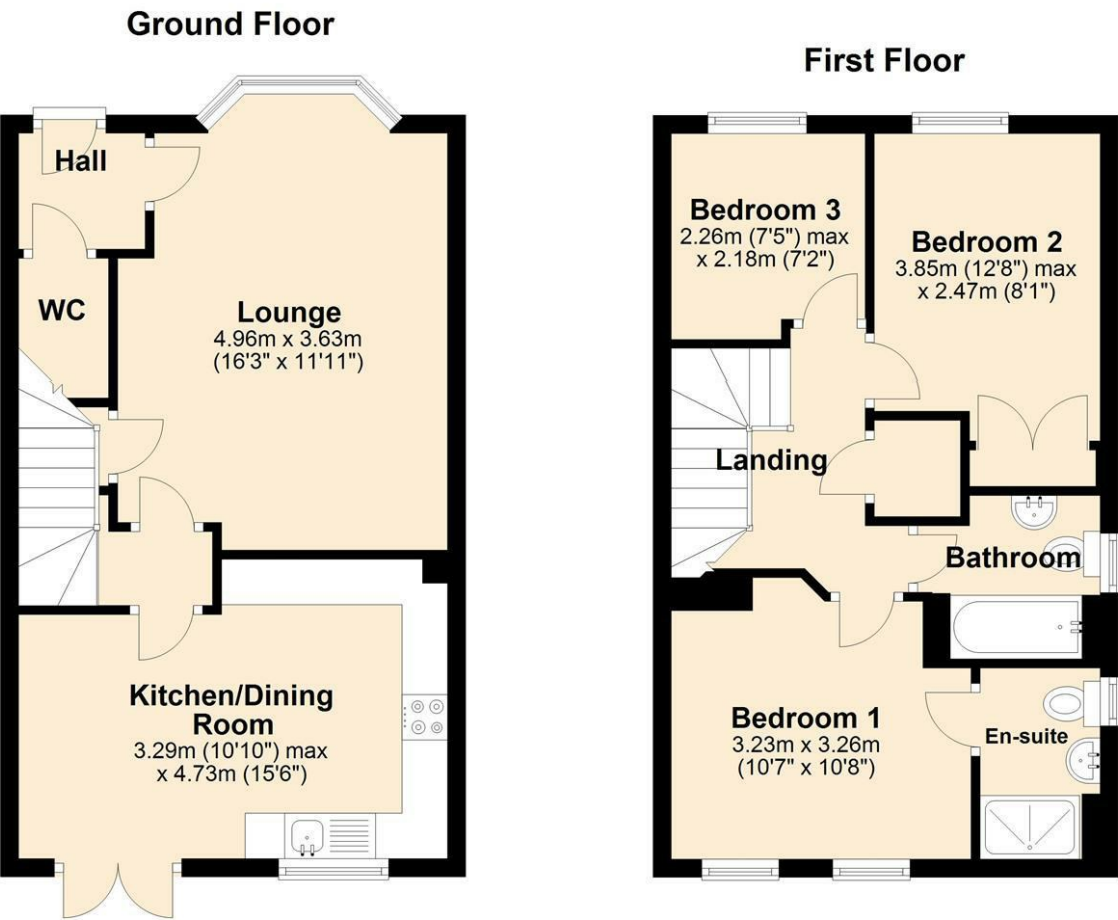
We offer a free sales valuation service, as an Independent company we have a strong interest

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

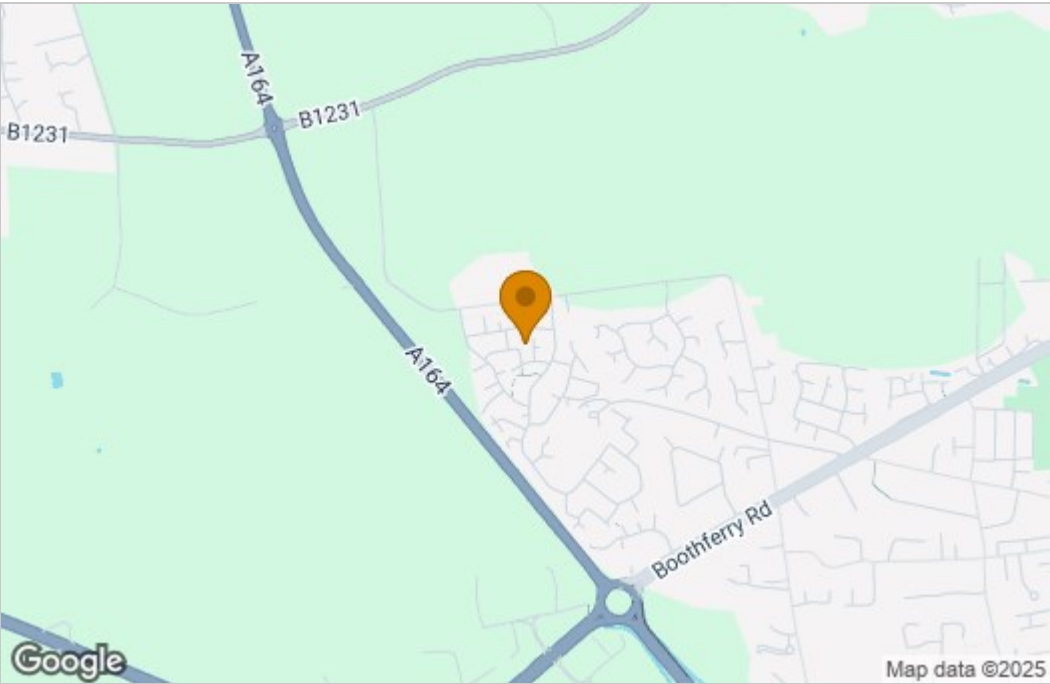
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Floor Plan

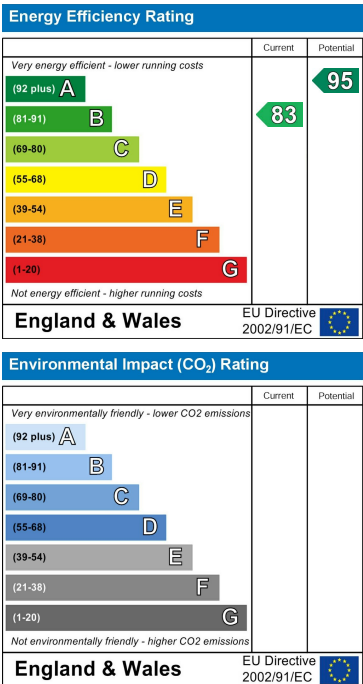


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.