

# Whitakers

Estate Agents



## 6 Dyke Close, Hessle, HU13 0BW

**£139,995**

Whitakers Estate Agents are pleased to introduce this immaculate three bedroom family home which is conveniently placed within close proximity to the Hessle Town Centre and The Weir, renowned for hosting a range of stores, boutiques and highly accessible transport links.

Briefly comprising ground level entrance hall, bay fronted lounge and fitted kitchen; the first floor boasts two double bedrooms and a bathroom suite furnished with a three-piece suite. A fixed staircase ascends to the second floor and third bedroom.

Externally to the front aspect there is a lawned garden with boundary hedging and fencing to the surround.

The rear garden is mainly laid to lawn with patio and gravelled seating areas. The residence also benefits from having a brick built outhouse, an outside tap and power sockets.

Unallocated parking bays to the front of the property.

An internal inspection is recommended to truly appreciate the accommodation on offer



The accommodation comprises

#### Front external



Externally to the front aspect there is a lawned garden with boundary hedging and fencing to the surround. A shared side passage leads to a gate which opens to the rear garden.

#### Ground floor

##### Entrance hall

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

Lounge 14'11" x 10'2" maximum (4.56m x 3.11m maximum )



UPVC double glazed bay window, central heating radiator, fireplace with marbled inset / hearth and wooden surround and laminate flooring.

Kitchen 7'9" x 12'11" (2.38m x 3.95m )



Composite door to the rear garden, two UPVC Double glazed windows, central heating radiator, built in storage cupboard, under stairs storage

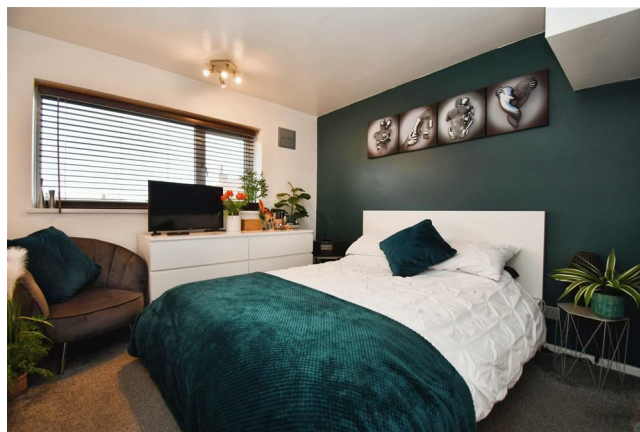
cupboard, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with dual tap, plumbing for a washing machine and dryer and provision for a gas cooker.

#### First floor

##### First floor landing

UPVC double glazed window with partly carpeted and laminated flooring. Leading to :

Bedroom one 11'8" x 9'7" (3.57m x 2.93m )



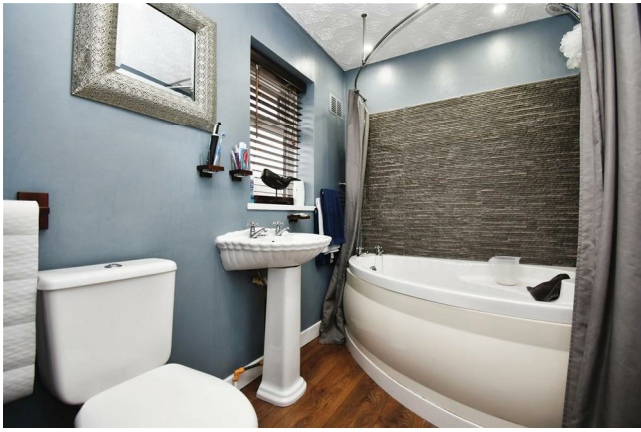
UPVC double glazed window, central heating radiator, over stairs storage and carpeted flooring.

Bedroom two 11'7" x 9'10" (3.55 x 3.02 )



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

## Bathroom



Two UPVC double glazed windows, central heating radiator, built in storage cupboard, partly tiled to splashback areas with laminate flooring and furnished with a three-piece suite comprising panelled bath with dual taps and electric shower, pedestal sink with dual taps and low flush W.C.

## Second floor

### Second floor landing

Roof style window and carpeted flooring. Leading to :

Bedroom three 2.89m x 4.74m



Two roof style windows, storage in the eaves and laminate flooring.

## Rear external



The rear garden is mainly laid to lawn with patio and gravelled seating areas. The residence also benefits from having a brick built outhouse, an outside tap and power sockets.

## Tenure

The property is held under freehold tenureship

## Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - HES099006000

Council Tax band - A

## EPC rating

EPC rating - D

## 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.

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

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

Broadband - 1000 Mbps

Coastal Erosion - No

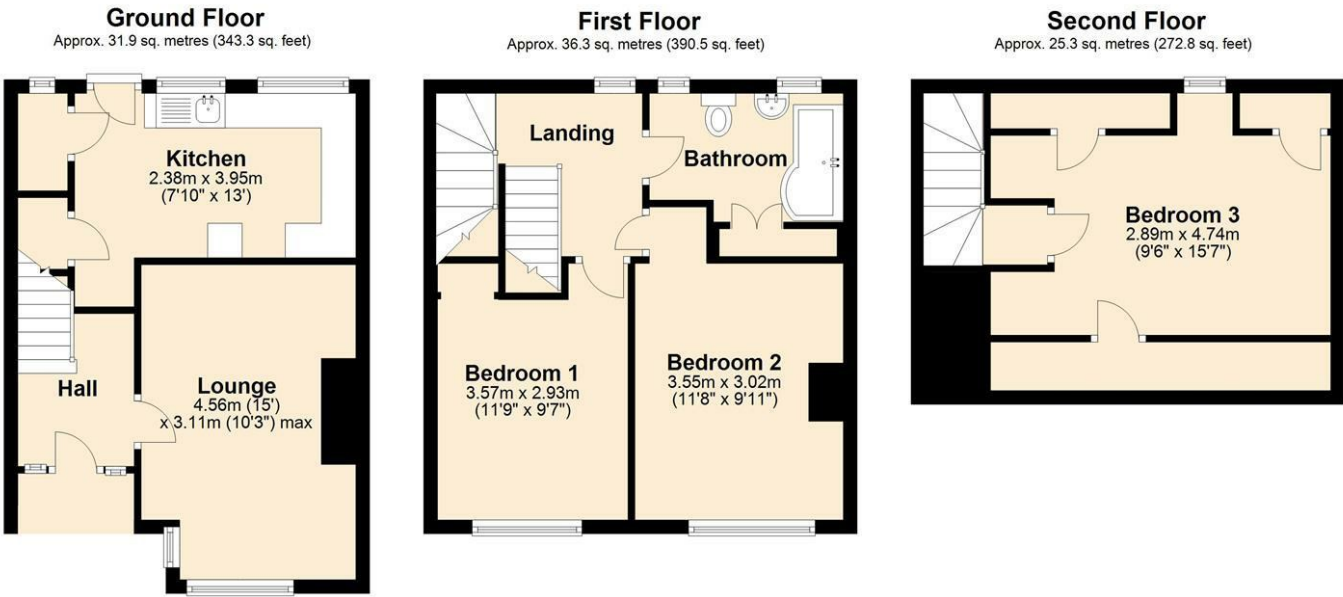
Coalfield or Mining Area - No

## 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



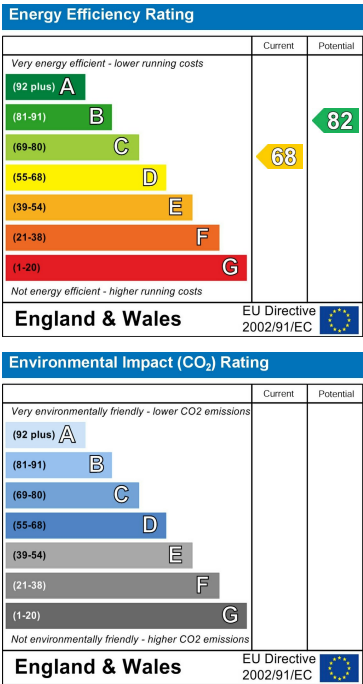
Total area: approx. 93.5 sq. metres (1006.7 sq. feet)

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