

# Whitakers

Estate Agents



**28 Carter Drive, Hessle, HU13 9AH**

**£259,000**

Whitakers Estate Agents are pleased to introduce this modern townhouse which would make an ideal home for the growing family seeking to reside within close proximity to an abundance of local amenities.

The internal layout briefly comprises entrance hall incorporating a cloakroom and access to the integral garage together with an open plan kitchen / dining room.

The first floor boasts a lounge / double bedroom, two good bedrooms and a bathroom appointed with a three-piece suite.

A fixed staircase then ascends to the second floor where there are two double bedrooms and a Jack-and-Jill shower room.

Externally to the front aspect, the plot is paved to allow off-street parking and allow access to the integral garage which can also be used to store a vehicle.

The rear garden is laid to lawn with well stocked borders, a wooden decking seating area and fencing to the surround. A path leads to a gate which opens to the pedestrian ten-foot and the property also benefits from having an outside tap.

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



The accommodation comprises

#### Front external



Externally to the front aspect, the plot is paved to allow off-street parking and allow access to the integral garage which can also be used to store a vehicle.

#### Entrance hall

Composite entrance door, door to the integral garage, built in storage cupboard, under stairs storage cupboard and laminate flooring. Leading to :

#### Cloakroom

Central heating radiator, vinyl flooring and furnished with a two-piece suite comprising wash basin with dual taps and low flush W.C.

Kitchen / dining room 17'8" x 15'3" (5.39m x 4.66m )



UPVC double glazed bifold doors to the rear garden, roof style window, two UPVC double glazed windows, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, integrated oven with hob and extractor hood above and fridge-freezer.

#### First floor

##### First floor landing

Central heating radiator, built-in storage cupboard and carpeted flooring. Leading to :

Bedroom three / Lounge 10'2" x 15'3" (3.12m x 4.67m )



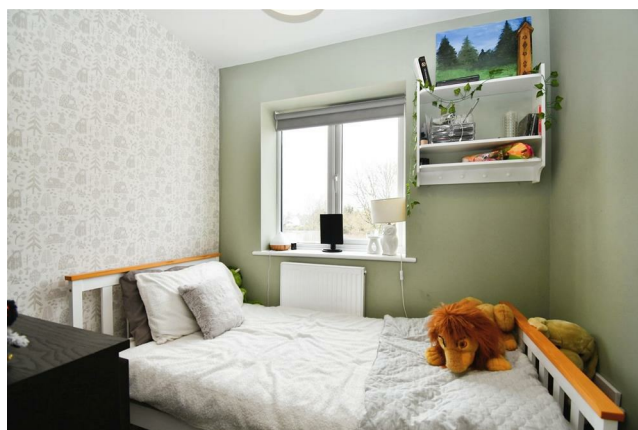
Two UPVC double glazed windows, central heating radiator and carpeted flooring.

Bedroom four 12'9" x 8'4" (3.89m x 2.55m )



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

Bedroom five 6'2" x 7'3" (1.88m x 2.23m )



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

## Bathroom



Central heating radiator, built-in storage cupboard, partly tiled with vinyl flooring and furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap and low flush W.C.

## Second floor

### Second floor landing

Central heating radiator and carpeted flooring. Leading to :

Bedroom one 14'4" x 15'4" (4.38m x 4.68m)



With access to the loft hatch, UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom two 10'3" x 15'3" (3.14m x 4.66m )

Two UPVC double glazed windows, central heating radiator, built-in storage cupboard and carpeted flooring.

## Jack-and-Jill shower room



Central heating radiator, partly tiled to splashback

areas with vinyl 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.

## Rear external



The rear garden is laid to lawn with well stocked borders, a wooden decking seating area and fencing to the surround. A path leads to a gate which opens to the pedestrian ten-foot and the property also benefits from having an outside tap.

## Tenure

The property is held under Freehold tenureship

## Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - HES054028000

Council Tax band - D

## 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

## Estate Fees

We have been advised that the estate charge is currently £304.34 per year and is subject to change.

## 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

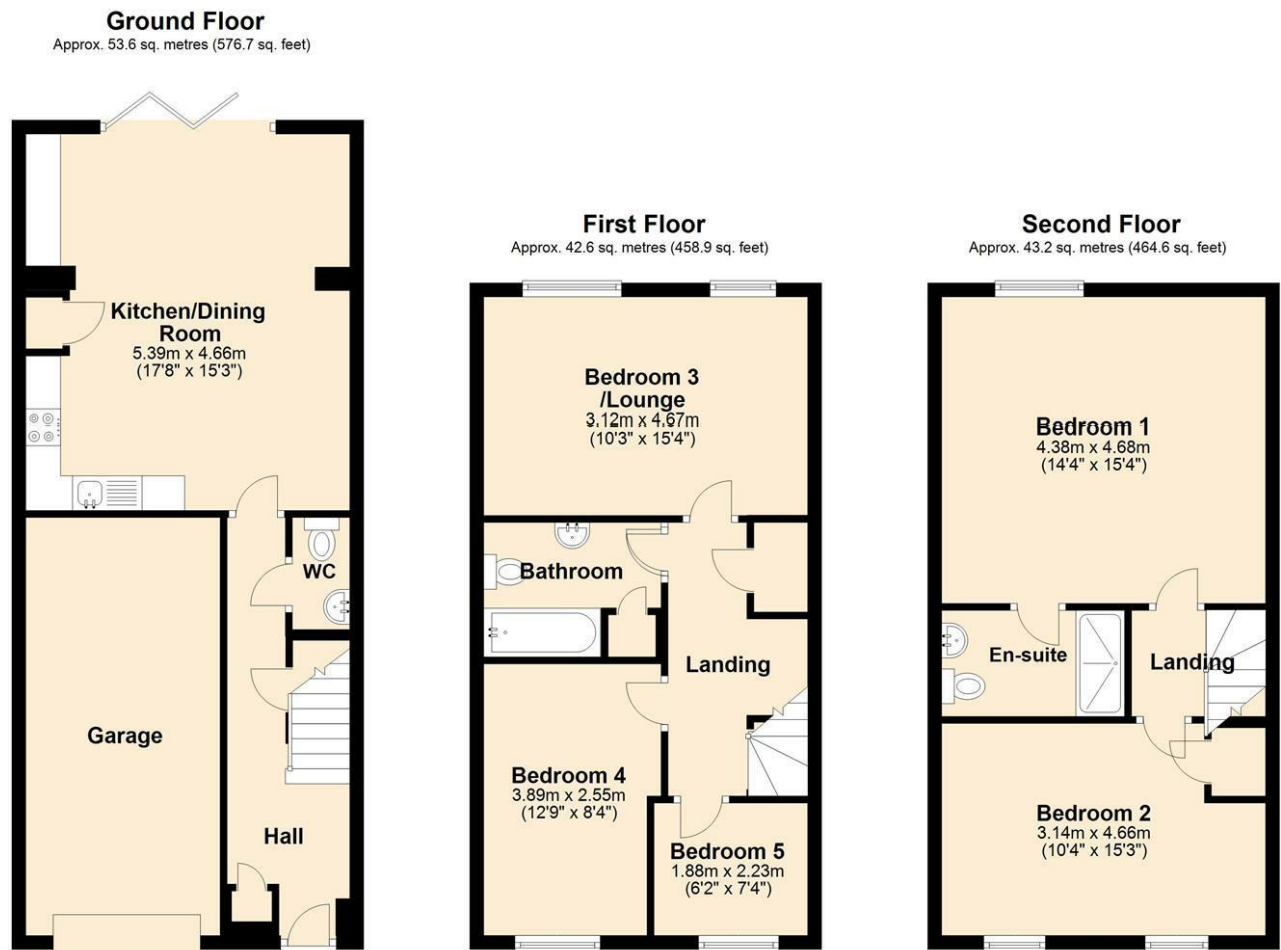
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### 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.



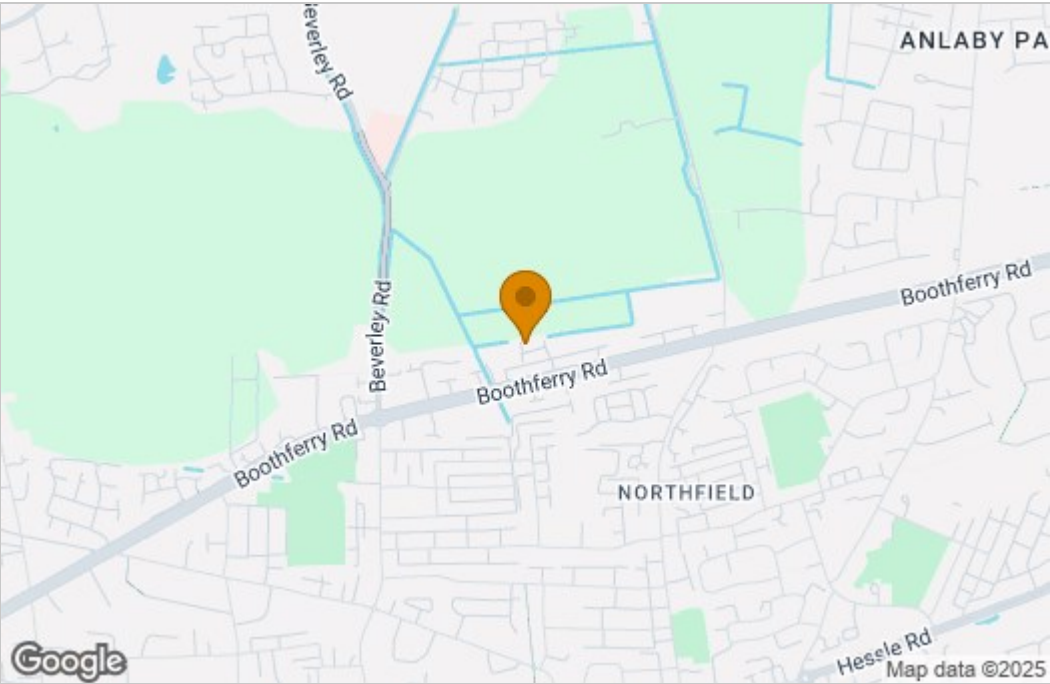
Floor Plan



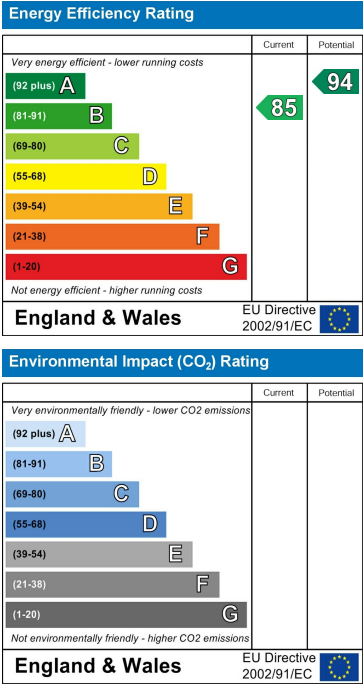
Total area: approx. 139.4 sq. metres (1500.3 sq. feet)

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.