

Whitakers

Estate Agents



10 Windmill Way, Hessle, HU13 9QA

£149,900

This two bedroom mid-terrace property is conveniently placed within the Hessle village to embrace close proximity within an abundance of local amenities and transport links making it suitable for a first time buyer, but would also be ideal for a young family as there is a green area and play park close by.

The main features include - entrance porch, spacious lounge and fitted kitchen with conservatory off to the ground level; the first floor boasts two fitted double bedrooms and a bathroom furnished with a three-piece suite.

Externally to the front aspect, the plot is paved and accommodates off-street parking for up to two vehicles.

The rear garden is also low maintenance in design being block paved with fencing to the surround. A wooden gate opens to a pedestrian accessible ten-foot and the residence also benefits from having a storage shed along with an outside tap and power socket.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Front external



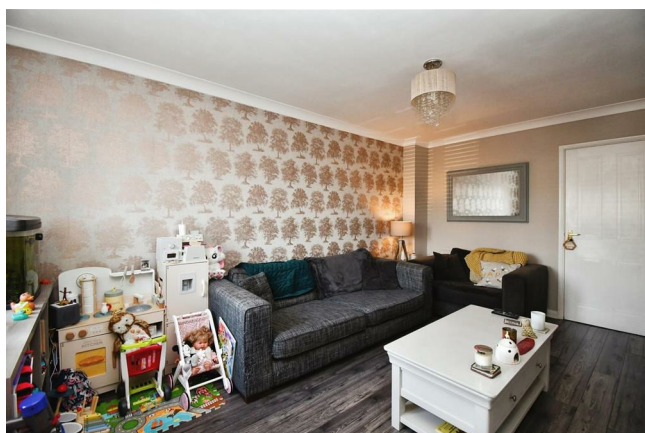
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Ground floor

Porch

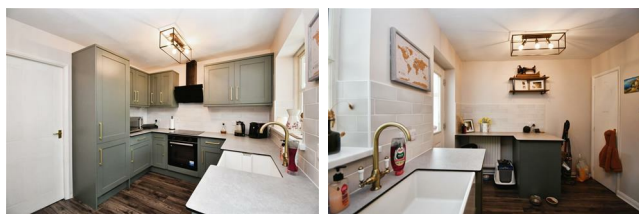
UPVC double glazed entrance door and laminate flooring. Leading to :

Lounge 15'11" x 9'4" (4.87 x 2.87)



UPVC double glazed window, two central heating radiators and laminate flooring.

Kitchen / breakfast room 8'8" x 12'5" (2.66 x 3.81)



Wooden single glazed door to the conservatory, Wooden single glazed window, central heating radiator, under stairs storage cupboard, laminate flooring and fitted with a range of floor and eye level units, contemporary worktops with

splashback tiles above, sink with mixer tap and a range of integrated appliances including : oven with hob and extractor hood above, fridge-freezer, washing machine and dishwasher.

Conservatory 7'4" x 9'9" (2.26 x 2.98)



UPVC double glazed throughout with patio door opening to the rear garden and laminate flooring.

First floor

Landing

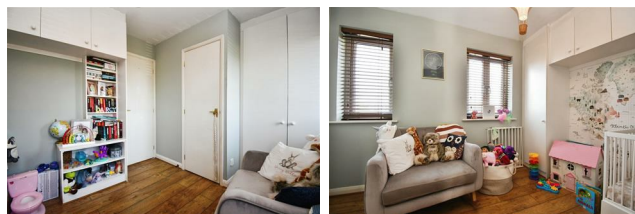
With access to the loft hatch and carpeted flooring.

Bedroom one 9'4" x 12'6" (2.85 x 3.83)



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

Bedroom two 8'10" x 10'7" (2.71 x 3.25)



Two UPVC double glazed windows, central heating radiator, two built-in storage cupboards, fitted wardrobes and cupboards and laminate flooring.

Bathroom



Central heating radiator, partly tiled to splashback areas with laminate flooring and furnished with a three-piece suite comprising panelled bath with mixer tap and electric shower, vanity sink with mixer tap and low flush W.C.

Rear external



The rear garden is also low maintenance in design being block paved with fencing to the surround. A wooden gate opens to a pedestrian accessible ten-foot and the residence also benefits from having a storage shed along with an outside tap and power socket

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - HES402010000

Council Tax band - B

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three

/ O2

Broadband - Basic 18 Mbps / Ultrafast 10000 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

