

Whitakers

Estate Agents



25 Kingston Avenue, Hessle, HU13 9LR

£175,000

Whitakers Estate Agents are pleased to introduce this immaculate three bedroom semi-detached family home which is conveniently placed within close proximity to The Weir in Hessle with its range of boutiques, shops and cafe's along with easy access into Hessle Square.

The internal layout briefly comprises : entrance lobby, bay fronted lounge and spacious kitchen / dining room and a well-appointed shower room.
A fixed staircase ascends to the first floor which boasts a master bedroom with en-suite cloakroom and two further good bedrooms.

Externally to the front aspect the plot is gravelled with the kerb lowered to accommodate off-street parking for two vehicles. A gated shared side access leads to the back of the property.

The enclosed rear garden is partly laid to lawn enjoying decorative planting, patio and gravelled seating areas.
'George's Bar' located at the end of the garden also affords the resident an additional reception room with a fully functioning bar and connection to lighting / power.

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 gravelled with the kerb lowered to accommodate off-street parking for two vehicles. A gated shared side access leads to the back of the property.

Ground floor

Entrance lobby

Composite entrance door and laminate flooring. Leading to :

Lounge 14'10" x 12'0" (4.53 x 3.66)



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

Kitchen / dining room 18'6" x 12'7" (5.66 x 3.86)



Aluminium bi-fold doors to the rear garden, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback up

stand above, sink with mixer tap and integrated oven and microwave combination and four ring gas hob with extractor hood above.

Shower room



Two UPVC double glazed windows, central heating radiator, fully tiled and furnished with a three piece suite comprising walk in enclosure with mixer / waterfall shower, vanity wash basin with mixer tap and low flush W.C.

First floor

Landing

With access to the loft hatch, UPVC double glazed window and carpeted flooring. Leading to :

Bedroom one 10'6" x 12'0" (3.22 x 3.66)



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

En-suite cloakroom

Central heating radiator, tile effect laminate flooring and furnished with a vanity sink with mixer tap and low flush W.C.

Bedroom two 10'10" x 8'5" (3.32 x 2.57)



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

Bedroom three 8'0" x 6'3" (2.44 x 1.92)

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

Rear garden



The enclosed rear garden is partly laid to lawn enjoying decorative planting, patio and gravelled seating areas. The residence also benefits from having outside power sockets.

George's Bar



UPVC double glazed French doors, connection to lighting and power and laminate flooring. A side storage section has a UPVC double glazed window and wooden flooring.

Tenure

The property is held under Freehold tenureship

Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - HES208025000

Council Tax band - B

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - 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

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

