

Whitakers

Estate Agents



8 Princes Avenue, Hessle, HU13 0AJ

£230,000

SIMPLY YARDS AWAY FROM HESSLE SQUARE, JUST A STROLL FROM ALL OF THE EXCELLENT SHOPPING AND TRANSPORT AMENITIES, THIS TRADITIONAL SEMI DETACHED HOME HAS BEEN LOVINGLY CARED FOR TO REPRESENT FABULOUS MODERN STYLE LIVING FOR THE GROWING FAMILY UNIT.

The accommodation briefly comprises reception hall, lounge, fitted dining kitchen / day room with bi-folding doors, ground floor shower room, first floor bathroom with built in television, three bedrooms of good proportion with the master enjoying a spiral staircase to a dressing space and stands in attractive gardens with an entertainment bar, a pergola currently housing a hot tub and an outside "garden kitchen" for the enthusiastic host. Beautifully presented throughout, the property has the expected gas central heating to radiators and double glazing and also has the benefit of a side access to a brick built garage, with an office space to the rear for the remote employee.

A STUNNING OPPORTUNITY, INTERNAL INSPECTION WILL NOT DISAPPOINT AND SIMPLY REQUIRES VIEWING IN ORDER TO APPRECIATE.

The Accommodation Comprises

Reception Hall



Tiled floor with underfloor heating, a radiator and staircase off with a useful under stairs storage cupboard.

Lounge 14'4" x 10'11" (4.39m x 3.34m)



A round bay window to the front aspect, central heating radiator, a lovely built in electric fire giving a relaxing ambience, complemented by sympathetic lighting.

Kitchen / Day Room 21'3" x 17'3" (6.48m x 5.26m)



A fabulous space fully representing modern day living and boasting a lovely range of contemporary style fitted floor and wall units with contrasting preparation surfaces finished in granite and having a superb matching breakfast island which also houses a wine cooler. Four bi-folding doors at the back and double bi-folding doors to the side give access to the rear garden, again there is sympathetic lighting, a tiled floor with underfloor heating and partially tiled walls, tall contemporary style radiator, an inset ceramic one and a half bowl sink unit with telescopic mixer tap. A lovely further seating area and integrated appliances include an electric oven and grill, microwave oven, induction hob with contemporary over head extractor and a dishwasher.

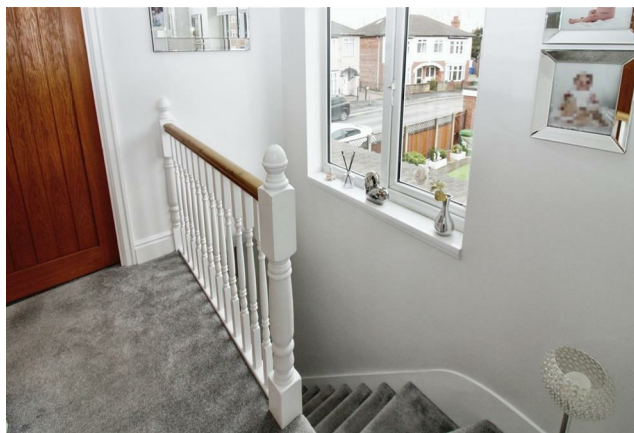
Shower Room



Situated off the kitchen and having a plumbed shower unit within an independent enclosure, wash hand basin within a vanity unit and a low level W.C. Tiled floor with underfloor heating continues and there is a heated towel rail.

First Floor

Landing



Bedroom One 14'4" x 9'5" (4.37m x 2.88m)



A round bay window, mirror fronted sliding doors to fitted wardrobes with down lighters, a radiator and there is a spiral staircase giving access to a space in the loft which is currently used as a small dressing area.

Bedroom Two 11'4" x 10'11" (3.47m x 3.33m)



Window to the rear aspect, sliding doors to fitted wardrobes, dressing table unit with drawers and a radiator.

Bedroom Three 9'2" x 6'8" (2.80m x 2.05m)



Window to the front aspect, mirror fronted sliding doors to a wardrobe and a radiator.

Bathroom



A white suite to comprise a panelled "SPA" type bath, a low level W.C. and a wash hand basin within a vanity unit. Partially tiled walls, a chrome heated towel rail and you can lay back and relax as there is an inset television within the wall and speakers to the ceiling.

External



To the front of the property is a paved forecourt and to the rear accessible via the bi folding doors from the kitchen is a rear garden. Representing a much admired entertainment area with a Bar, a pergola currently housing a Hot Tub and an outside Kitchen Area, the garden is an ideal place to host any celebration.

Outdoor Office



At the rear of the garage accessible via the rear garden, there are French Doors giving access to a small office area, ideally suited to the person working from home.

Car Parking

Immediately to the side of the property is a brick built garage with an electric door and electricity supplied.

Tenure

The property is held under Freehold tenureship.

EPC

EPC - D

Council Tax

Council Tax band - B

Local Authority - East Riding Of Yorkshire

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 sales 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 - Brick under tiled roof

Conservation Area - No

Flood Risk -Very Low

Mobile Coverage/Signal -Yes

Broadband - Yes

Coastal Erosion - No

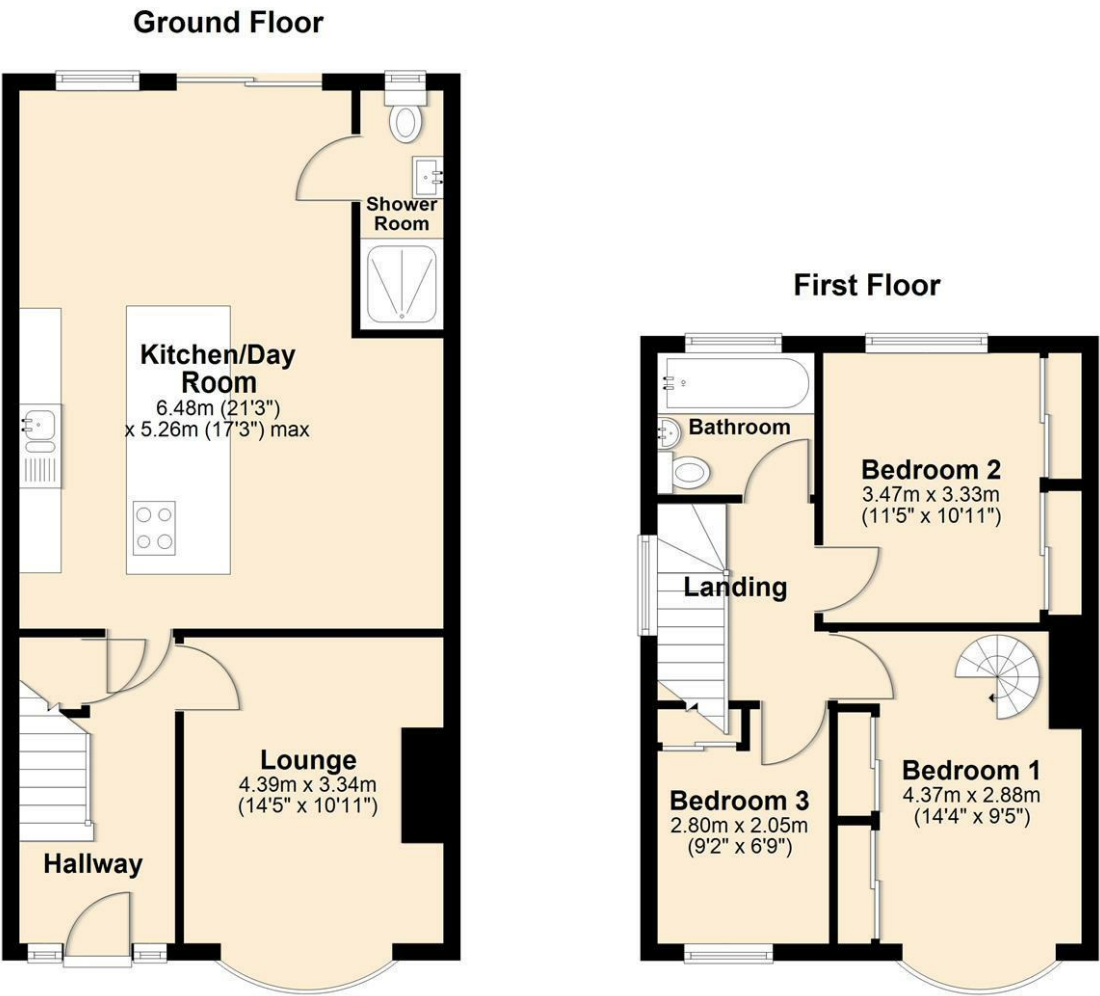
Coalfield or Mining Area -No

Planning -No

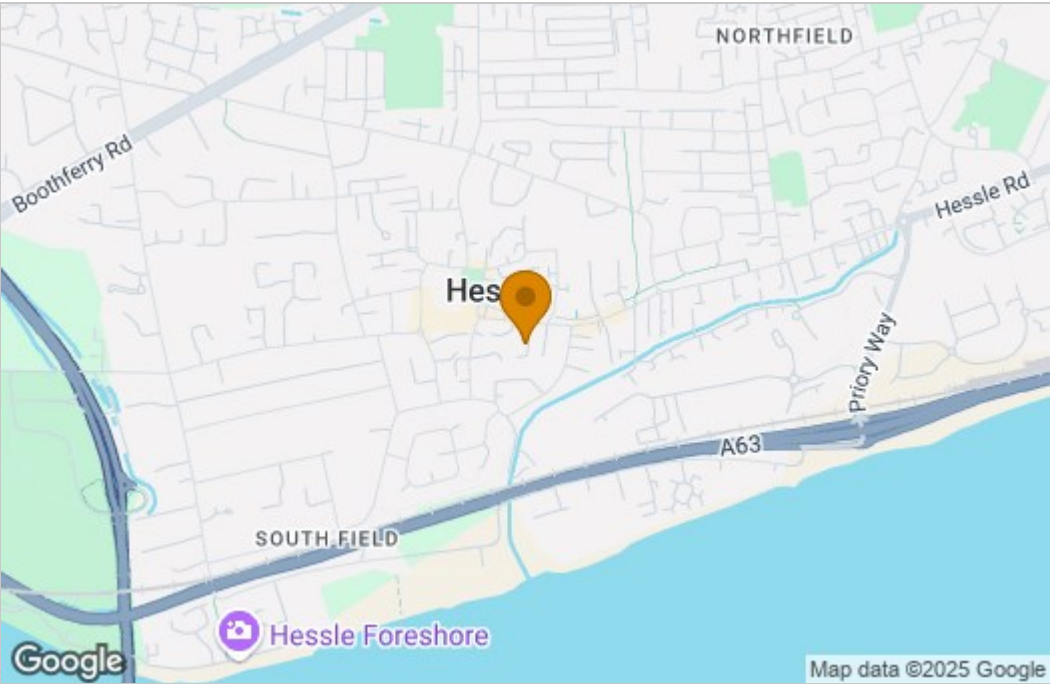
Whitakers Estate Agent Declaration:

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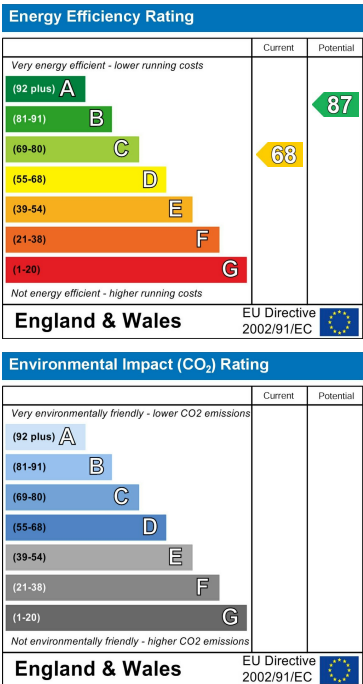
Floor Plan



Area Map



Energy Efficiency Graph



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