

Whitakers

Estate Agents



30 Buttfild Road, Hessle, HU13 0AS

£190,000

Introducing this traditional three bedroom semi-detached property established on 'Buttfild Road' in Hessle which enjoys close proximity to The Square and The Weir with their range of amenities, shops and boutiques.

The internal layout briefly comprises : entrance hall, open plan lounge / dining area and fitted kitchen; the first floor boasts two double bedrooms, a good third bedroom and a bathroom furnished with a three-piece suite.

Externally to the front aspect there is a large paved courtyard with the kerb lowered to accommodate off-street parking.

The enclosed rear garden is mainly laid to lawn with well stocked borders and complimented with a patio seating area and detached garage.

Taken together, the accommodation on offer is ideal for a growing family seeking to reside within the catchment of highly regarded local schools and take advantage of highly accessible transport links.

The accommodation comprises

Front external



Externally to the front aspect there is a large paved courtyard with the kerb lowered to accommodate off-street parking. A shared side drive leads to double width wrought iron gates that open to the back of the property.

Ground floor

Entrance hall

UPVC double glazed door with side window, central heating radiator, under stairs storage cupboards and carpeted flooring. Leading to :

Open plan lounge / dining area



Lounge 10'9" x 11'0" maximum (3.30 x 3.37 maximum)



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

Dining area 11'0" x 11'1" (3.36 x 3.39)



UPVC double glazed patio doors to the rear garden, central heating radiator and carpeted flooring.

Kitchen 15'5" x 7'6" (4.71 x 2.29)



UPVC double glazed door to the rear garden, two UPVC double glazed windows, central heating radiator, carpeted flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine and provision for a gas cooker.

First floor

Landing

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

Bedroom one 12'8" x 11'3" (3.88 x 3.44)



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

Bedroom two 12'8" x 11'3" (3.88 x 3.44)



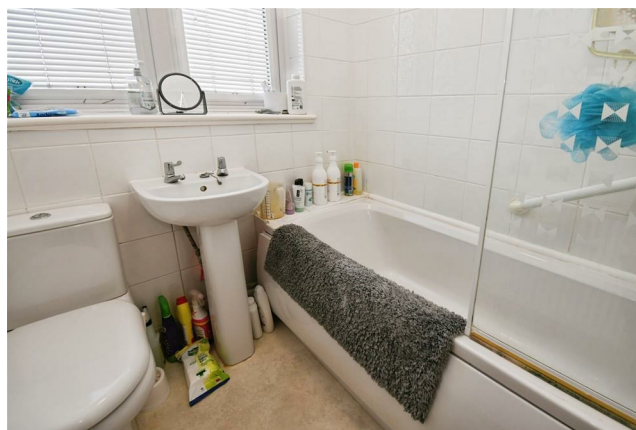
UPVC double glazed window, central heating radiator, fitted wardrobes and carpeted flooring.

Bedroom three 6'11" x 5'8" (2.13 x 1.73)



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

Bathroom



UPVC double glazed window, central heating radiator, fully tiled with lino flooring and furnished with a three-piece suite comprising panelled bath with dual taps and mixer shower, pedestal sink with dual taps and low flush W.C.

Rear external



The enclosed rear garden is mainly laid to lawn with well stocked borders and complimented with a patio seating area. The residence also benefits from having a detached garage and an outside tap.

Aerial view of the property / land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - HES056030000

Council Tax band - B

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - High

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.

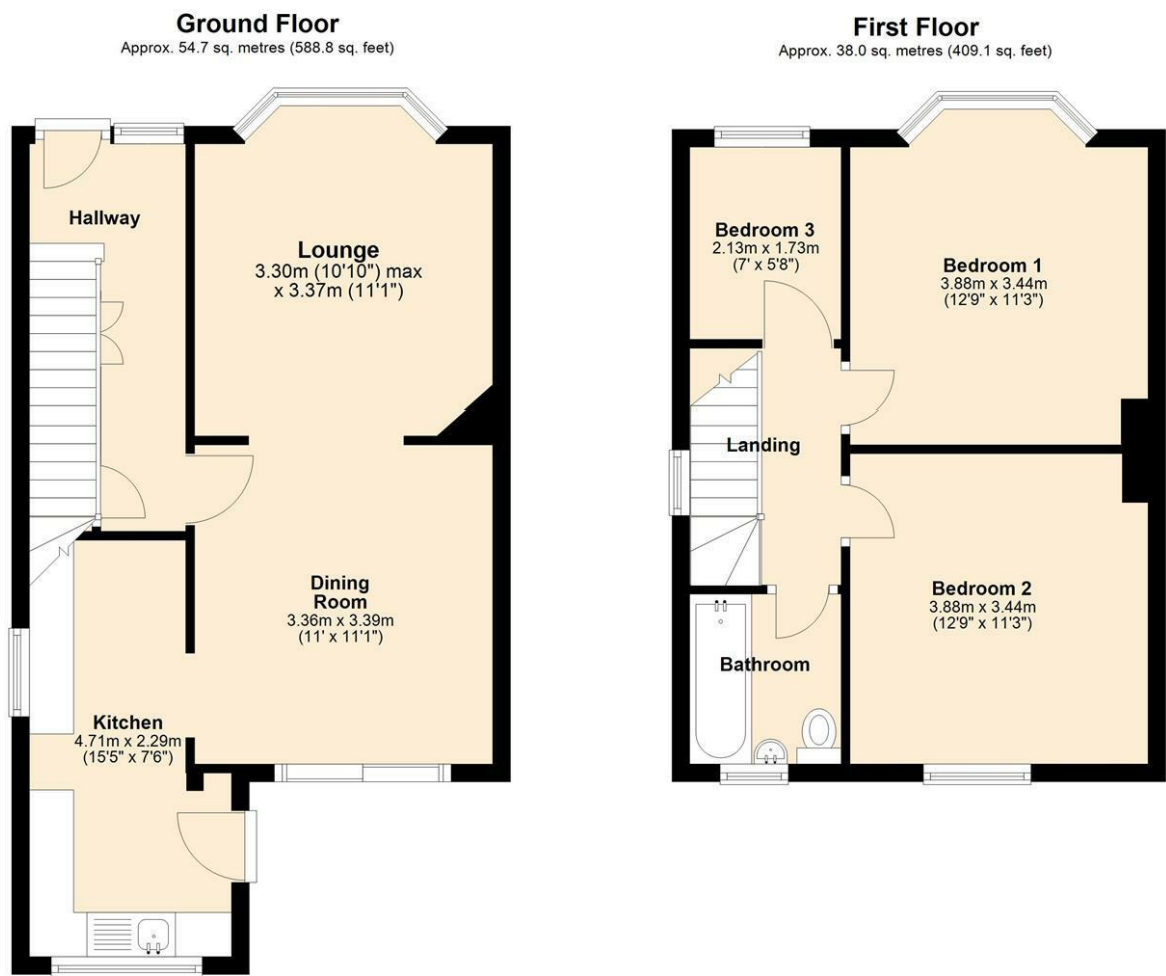
Free Market Appraisals / Valuations

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.

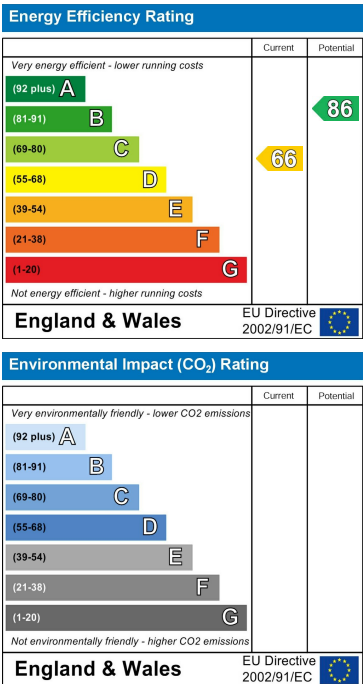
Floor Plan



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.