

Whitakers

Estate Agents



52 Fishemore Avenue, Hessle, HU13 9JP

£200,000

Introducing this neatly presented traditional house which is conveniently situated within close proximity to the Hessle Square, and offers an abundance of living space throughout - perfect for the growing family.

The main features include- entrance hall, spacious lounge, and fitted kitchen / dining room with conservatory off.
The first floor boasts two double bedrooms, a good third bedroom and a bathroom furnished with a four-piece suite.
A fixed staircase ascends to the loft room that could be used for storage or as an additional room

Externally there is a gravelled forecourt with boundary hedging. Wrought iron gates open to the side drive which accommodates off-street parking.
The enclosed rear garden is gravelled and complimented with a patio seating area and outhouse which adjoins the property and is plumbed for a washer / dryer.

Agent's observation

52, Fishemore Road is a neatly presented three-bedroom mid-terrace property with a large loft room which could be used for storage, or as an additional room. The abundance of living space available across all three floors makes it ideal for a growing family.

Ofsted 'Good' schools are within the immediate vicinity, but the catchment area allows access to other highly regarded schools.

A new resident will also embrace close proximity to the Hessle town centre with its abundance of convenience stores, boutiques and dining facilities which are hosted in The Square and The Weir. Highly accessible transport links provide access to nearby retail parks and the Humber bridge with scenic views of the River Humber, and nature trails through Little Switzerland.

The accommodation comprises

Front external



Externally there is a gravelled forecourt with boundary hedging. Wrought iron gates open to the side drive which accommodates off-street parking.

Ground floor

Hallway

Wooden glazed door with side window, central heating radiator, under stairs storage cupboard, and laminate flooring. Leading to :

Lounge 12'10" x 12'4" (3.92 x 3.77)



UPVC double glazed window, central heating radiator, focal point fireplace with oak mantle, and laminate flooring.

Dining area 10'0" x 8'4" (3.05 x 2.56)



UPVC double glazed French doors to the rear garden, central heating radiator, and tiled flooring.

Kitchen 10'0" x 10'4" (3.05 x 3.17)



Wooden glazed door to the rear garden, UPVC double glazed window, central heating radiator, tiled flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap, and provision for a gas cooker.

Conservatory 11'9" x 6'10" (3.60 x 2.10)



UPVC double glazed throughout with door opening to the rear garden, central heating radiator, and tiled flooring.

First floor

Landing

With fixed staircase to the loft room, and wooden flooring. Leading to :

Bedroom one 12'11" x 12'1" (3.94 x 3.70)



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

Bedroom two 10'0" x 12'1" maximum (3.05 x 3.70 maximum)



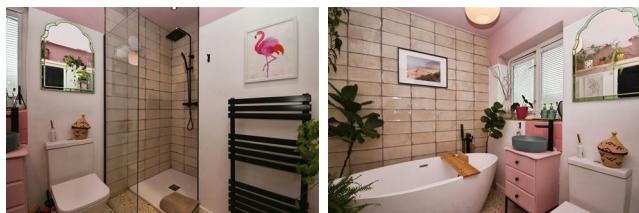
UPVC double glazed window, central heating radiator, fitted wardrobes, and wooden flooring.

Bedroom three 9'6" x 8'7" (2.90 x 2.62)



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

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with Lino flooring, and furnished with a four-piece suite comprising free standing bath with mixer tap and shower, walk-in enclosure with mixer shower, vanity sink with mixer tap, and low flush W.C.

Second floor

Loft room 14'4" x 19'7" (4.38 x 5.97)



Two roof style windows, central heating radiator, storage in the eaves, and carpeted flooring.

Rear external



The enclosed rear garden is gravelled and complimented with a patio seating area. The residence also benefits from having an outhouse which adjoins the property, is plumbed for a washer dryer, and can be used for storage. There is also an outside tap and power socket.

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 -

HES123052000

Council Tax band - A

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 23 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.

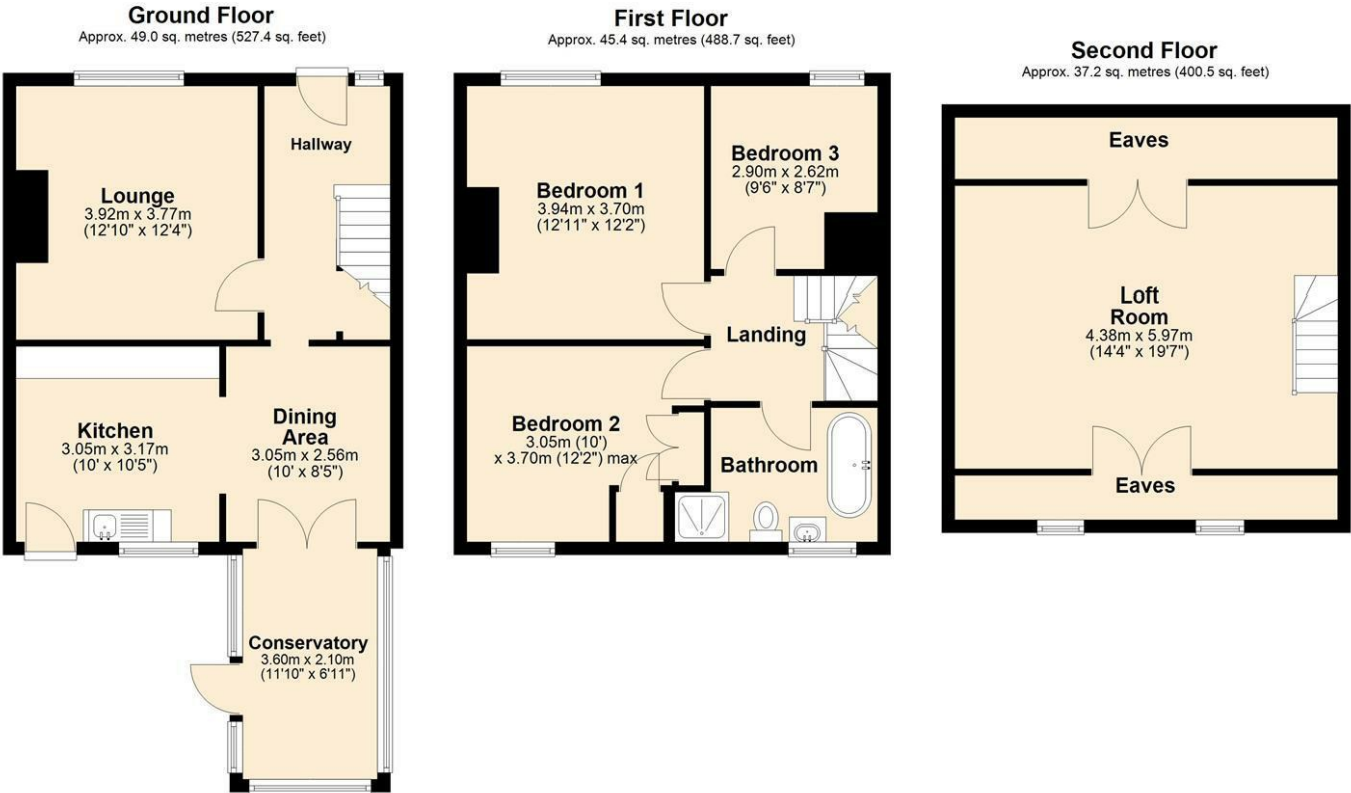
Free Market Appraisals / Valuations

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

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

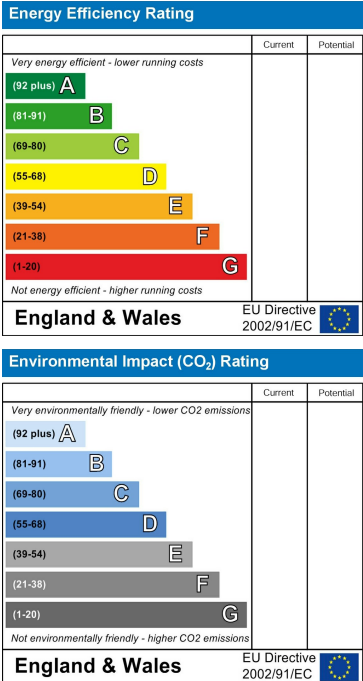


Total area: approx. 131.6 sq. metres (1416.7 sq. feet)

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.