

Whitakers

Estate Agents



48 Barrow Lane, Hessle, HU13 0PL

£259,950

This deceptively spacious three bed semi detached property has been extended to the rear with a wrap around kitchen, ideal for the growing family looking to be in this ever sought after location.

The property would benefit from some TLC / modernisation however priced to reflect the work needed and saves paying a huge premium for somebody else's work and tastes, giving you the opportunity to create your "forever home" in this sought after location.

The main features include - entrance, front lounge, dining room and fitted wrap around kitchen with breakfast bar along with a useful ground floor W.C.

The first floor boasts three good bedrooms together with the family bathroom suite and separate shower room.

Externally to the front of the property is a large garden which is well stocked with plants / shrubs and bushes with side drive to accommodate off street parking for multiple cars leading to the garage. The rear garden is enclosed to the boundary with a paved patio seating area and the rest is mainly laid lawn.

Barrow Lane is a popular location with families due to its location close to good schools and with easy reach of Hessle Square and the Weir which hosts a wide range of amenities / shops / cafes etc, early viewings are advised.

The Accommodation Comprises

Ground Floor

Entrance

Upvc double glazed front door.

Hallway

Tiled flooring, central heating radiator and Upvc double glazed side window.

Lounge 11'9 x 12'7 (3.58m x 3.84m)



With laminate flooring, open fire with a tiled hearth and a wooden surround. Upvc double glazed bay window and central heating radiator.

Dining Room 12'8 x 12'2 (3.86m x 3.71m)



Laminate flooring and central heating radiator. Glazed door through to kitchen.

Kitchen 17'8 x 13'7 max (5.38m x 4.14m max)



With a range of floor and eye level units and complimentary work surfaces above. Sink with mixer tap, three Upvc double glazed windows and UPVC door that lead to the garden. Double oven and Hob with hood above.

First Floor

Landing

Upvc double glazed window and loft hatch.

Shower Room

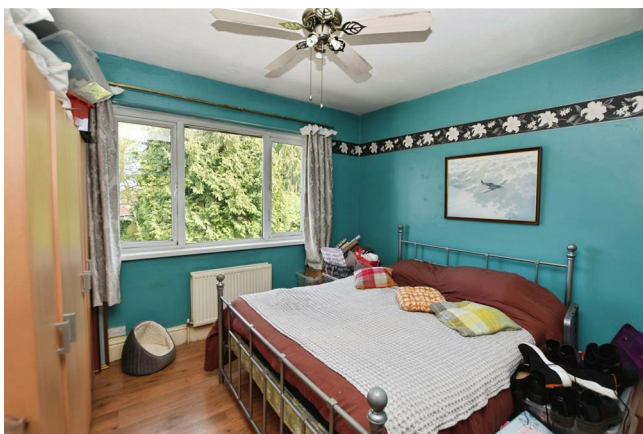
Walk in enclosure with shower and Upvc double glazed window.

Bedroom One 12'8 x 12'8 max (3.86m x 3.86m max)



Upvc double glazed window and central heating radiator.

Bedroom Two 11'3 x 11'3 (3.43m x 3.43m)



Laminate flooring with central heating radiator and Upvc double glazed window.

Bedroom Three 8'7 x 7'7 (2.62m x 2.31m)

Upvc double glazed and central heating radiator.

Bathroom 11'1 max x 5'2 (3.38m max x 1.57m)



Panelled bath, low flush toilet and a pedestal sink. Two Upvc double glazed windows.

External



Walled front garden with mature plants / shrubs with large side drive to accommodate multiple cars leading to the garage. The rear garden is also enclosed to the boundary with a paved patio seating area and the rest is mainly laid to lawn.

Council Tax

Council Tax band - C

Local Authority - East Riding Of Yorkshire

Tenure

The property is held under Freehold tenureship.

EPC

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 21 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.

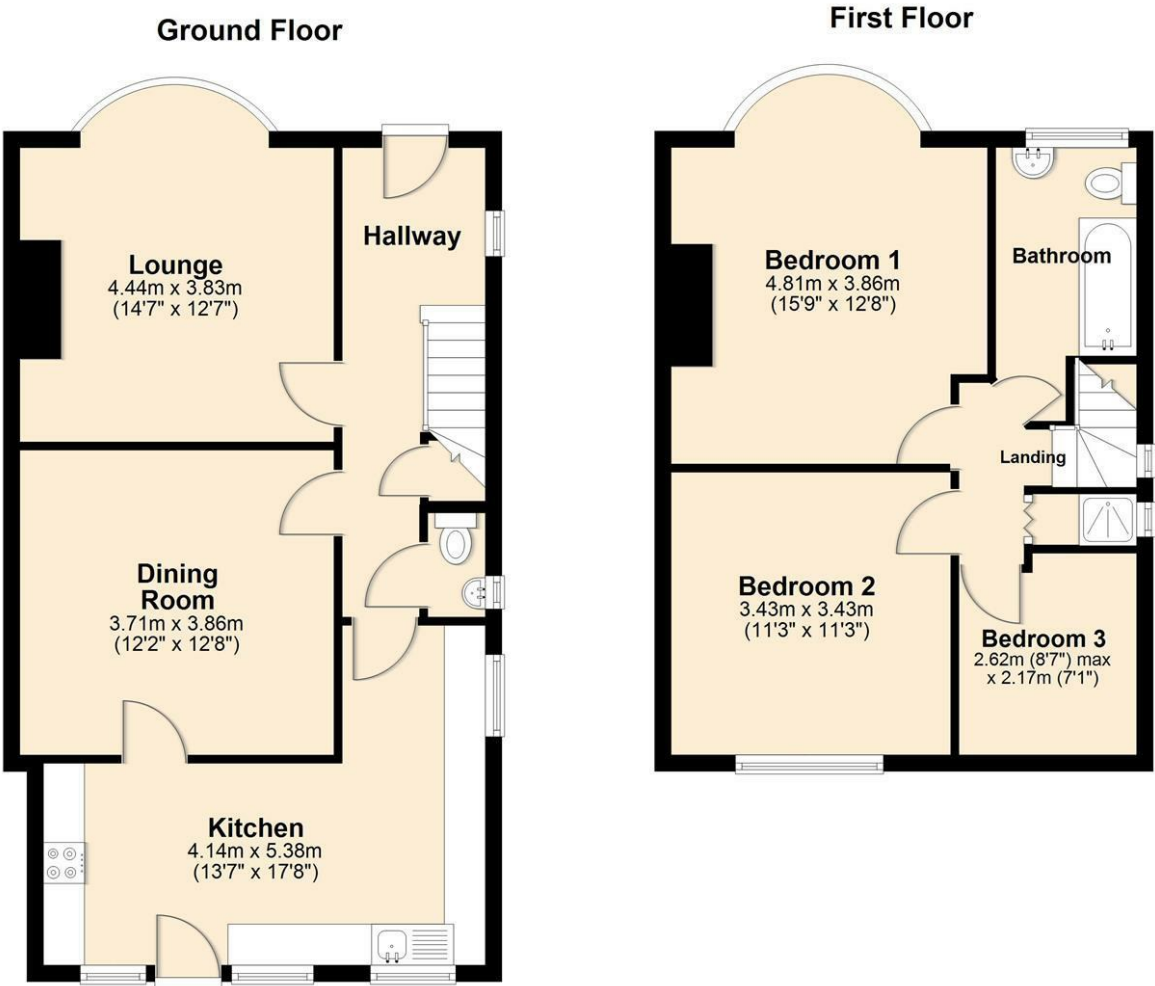
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We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

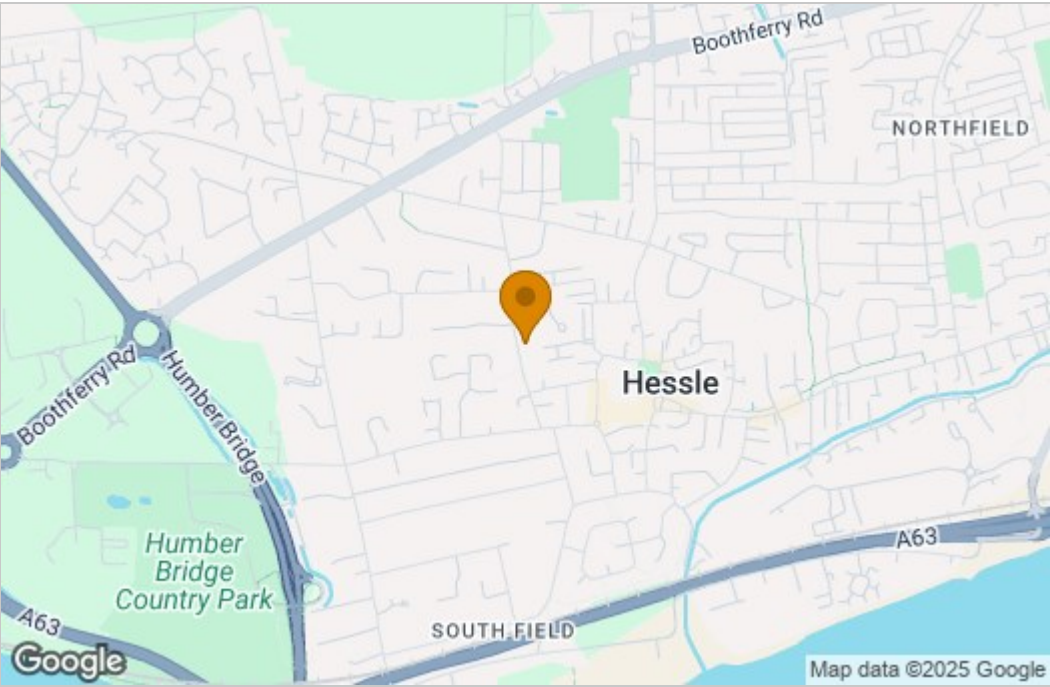
Whitakers Estate Agent Declaration

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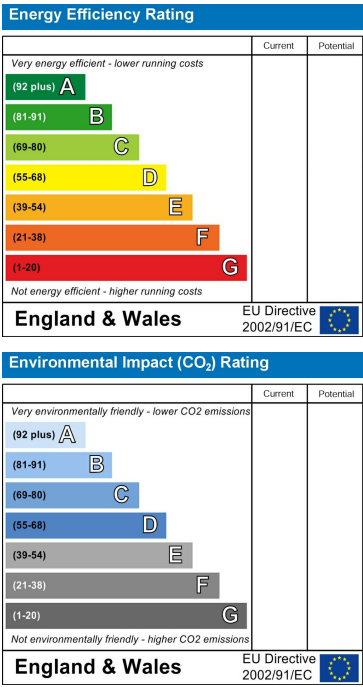
Floor Plan



Area Map



Energy Efficiency Graph



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