

Whitakers

Estate Agents



15 Bessie Avenue, Hull, HU10 7JX

£399,995

**** £20,000 cash back ****

Whitakers Estate Agents are pleased to introduce this immaculate showcase of the 'Lorimer' build type which features £10,000 of additional enhancements and was constructed by reputable builders Messers Bellway Homes on their sought after Parsons Croft development within the Kirk Ella parish.

The internal layout briefly comprises entrance hall incorporating a cloakroom, spacious lounge and fitted kitchen / diner with utility room off to the ground level. A fixed staircase ascends to the first floor landing - allowing access to the loft hatch and providing ample storage space - and leads to : the master bedroom with en-suite shower room, the second bedroom also with en-suite shower room, two additional bedrooms and a bathroom furnished with a three-piece suite.

Externally there is a lawned front garden with a large block paved side drive which accommodates off street parking and leads to the integral garage. A side passage and gate opens to the rear garden.

Taken together, the accommodation would make an ideal home for the growing family who require the ample living space that the residence provides and, as such, early viewing is recommended to avoid disappointment.

The Accommodation Comprises

Front External



Externally there is a lawned front garden with a large block paved side drive which accommodates off street parking and leads to the integral garage. A side passage and gate opens to the rear garden.

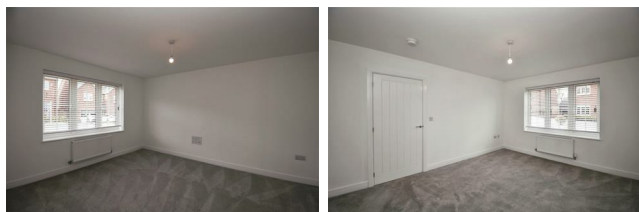
Ground Floor

Entrance Hall



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

Lounge 14'4" x 11'5" (4.38 x 3.50)



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

Cloakroom / W.C.



Central heating radiator, partly tiled with tiled flooring and furnished with the two piece suite comprising pedestal sink with mixer tap and low flush W.C.

Kitchen / Diner



UPVC French doors to the rear garden, two UPVC double glazed windows, central heating radiator and fitted with a range of floor and eye level units, contemporary worktop with upstand laminate above, sink with mixer tap and a range of integrated appliances including: double oven, four ring gas hob with extractor hood above, fridge freezer and dishwasher.

Kitchen Area 11'11" x 9'6" (3.65 x 2.92)



Family / Dining Area 10'9" x 16'10" maximum
(3.28 x 5.14 maximum)



Utility Room



UPVC double glaze door, central heating radiator, laminate flooring and fitted with a contemporary worktop with up stand laminate above and sink with mixer tap.

First Floor

Landing



With access to the loft hatch, central heating radiator, built-in storage cupboard and carpeted flooring.

Bedroom One



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

Bedroom One En-Suite Shower Room



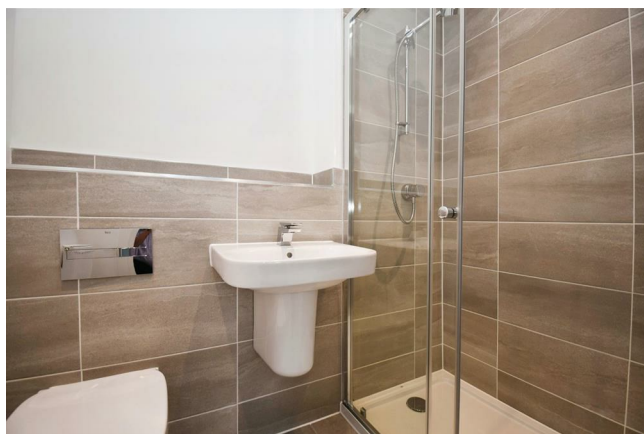
UPVC double glazed window, central heating radiator, partly tiled to splashback areas with tiled flooring and furnished with a three piece suite comprising walk-in enclosure with mixer shower, wash basin with mixer tap and low flush WC.

Bedroom Two



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

Bedroom Two En-Suite Shower Room



Central heating radiator, partly tiled to splashback areas with tiled flooring and furnished with a three piece suite comprising walk-in enclosure with mixer shower, wash basin with mixer tap and low flush WC.

Bedroom Three



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

Bedroom Four



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

Bathroom



UPVC double glazed window, central heating radiator, partly tile to splashback areas with tiled flooring and furnished with a three piece suite comprising panelled bath with mixer tap, wash basin with mixer tap and low flush WC.

Rear External



The rear garden is mainly laid lawn with patio seating area and enclosed by wooden fencing and brick walling. The residence also benefits from having an outside tap.

Service Charge

Please note there is a service charge of £80.00 payable per annum.

Tenure

The property is held under Freehold tenureship

Council Tax Band

New build - rate not available yet.

Material Information

Construction -
Conservation Area -
Flood Risk -
Mobile Coverage / Signal -
Broadband -
Coastal Erosion -
Coalfield or Mining Area -

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.

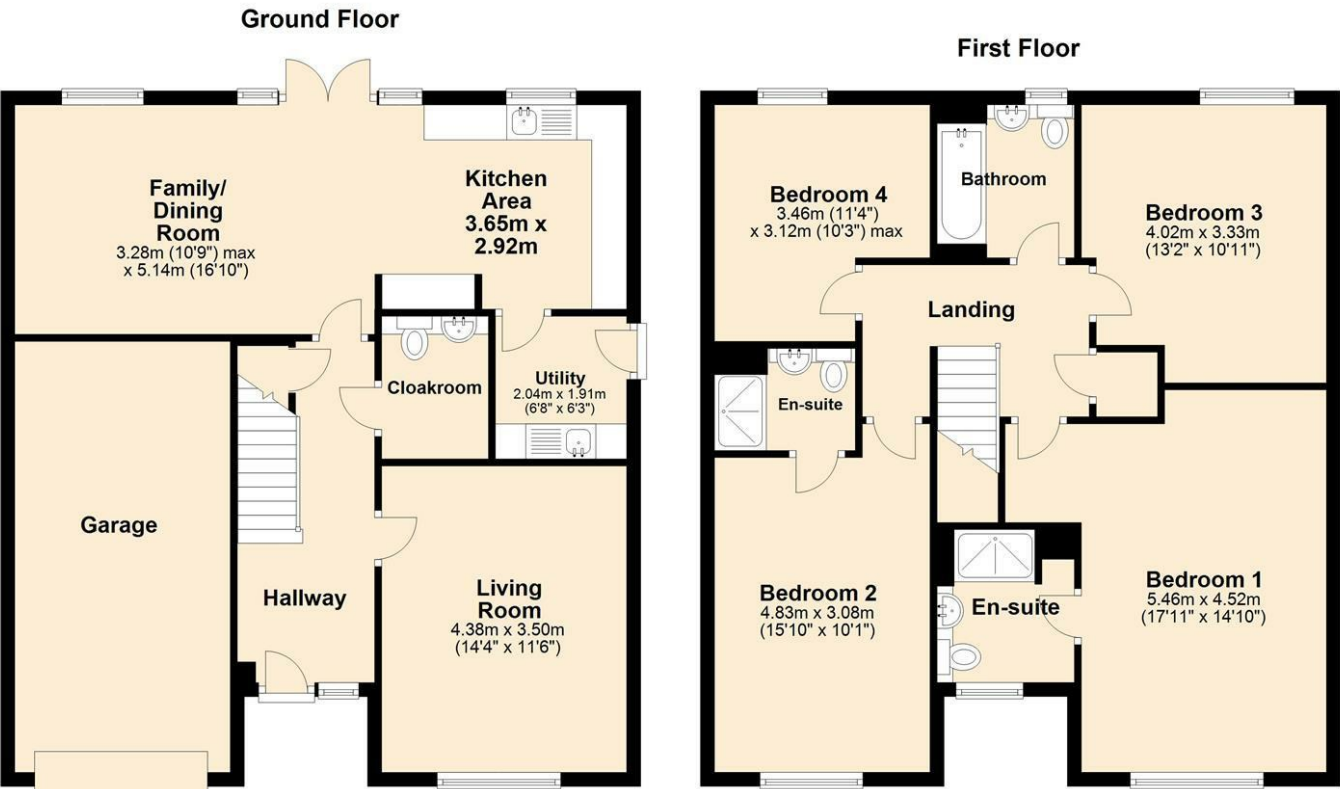
Free Market Appraisals / Valuations

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

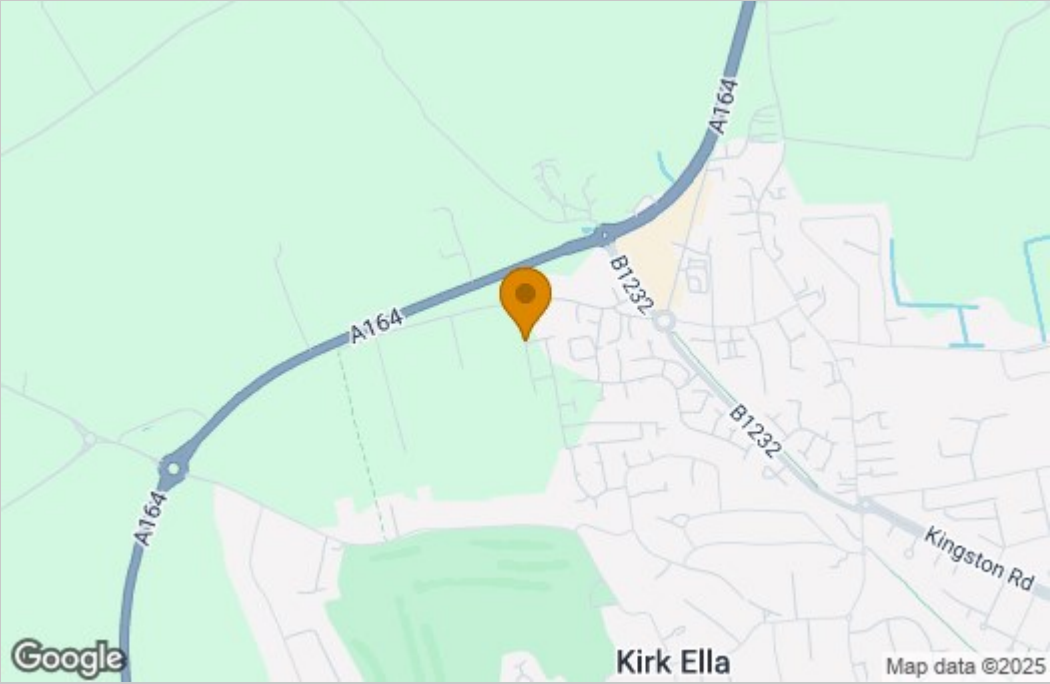
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Floor Plan

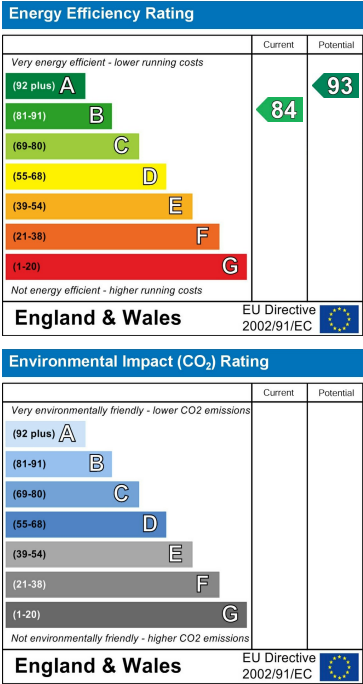


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.