

# Whitakers

Estate Agents



**44 Bon Accord Road, Hessle, HU13 0AZ**

**£159,950**

This neatly presented two bedroom semi-detached property is situated in a residential location, enjoying close proximity to the Hessle Square and The Weir, which makes it ideal for a first time buyer or young family who enjoys the range of shops, boutiques and restaurants hosted by this historic parish.

The main features include - hall, open plan lounge / dining area, ground floor shower room, and fitted kitchen; the first floor boasts two double bedrooms, and a bathroom furnished with a three-piece suite.

Externally to the front aspect, there is a gravelled forecourt.

A door in the kitchen opens to the rear garden which is mainly laid to lawn with two patio seating areas, and fencing to the surround.

Viewing is highly recommended to appreciate the accommodation on offer.

The accommodation comprises

#### Front external



Externally to the front aspect, there is a gravelled forecourt.

#### Ground floor

##### Hall

UPVC double glazed door, central heating radiator, and carpeted flooring. Leading to :

##### Lounge



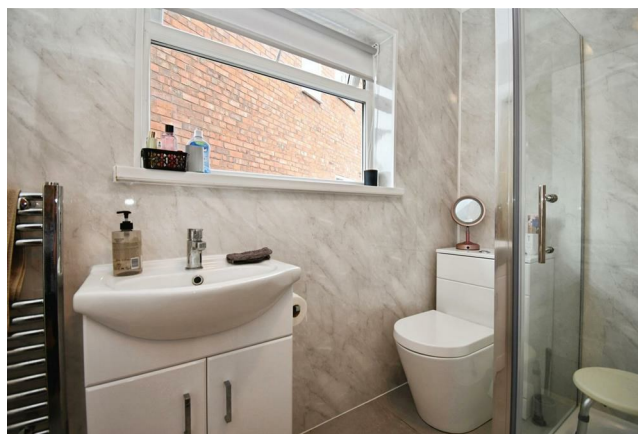
UPVC double glazed bay window, central heating radiator, fireplace with tiled inset / marbled hearth and wooden surround, and laminate flooring.

##### Dining area



Central heating radiator, and laminate flooring.

#### Shower room



UPVC double glazed window, central heating radiator, under stairs storage cupboard, fully tiled, and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, vanity sink with mixer tap, and low flush W.C.

#### Kitchen



UPVC double glazed window, central heating radiator, tile effect laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and oven with hob and extractor hood above.

#### First floor

##### Landing

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

### Bedroom one



Two UPVC double glazed windows, central heating radiator, and carpeted flooring.

### Bedroom two



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

### Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with tile effect laminate flooring, and furnished with a three-piece suite comprising panelled bath with dual taps / mixer shower, pedestal sink with dual taps, and low flush W.C.

### Rear external



A door in the kitchen opens to the rear garden which is mainly laid to lawn with two patio seating areas, and fencing to the surround.

### 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 - HES044044000

Council Tax band - B

EPC rating

EPC rating - D

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 20 Mbps / Ultrafast10000 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

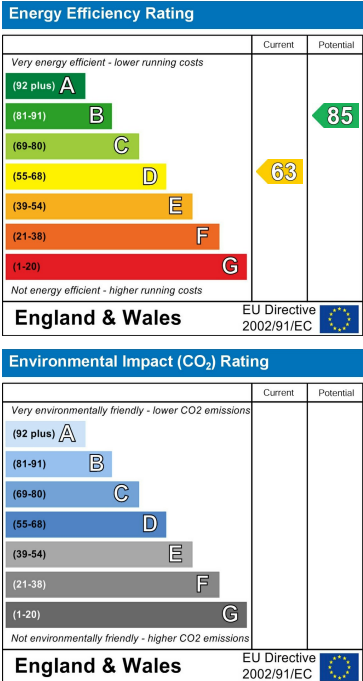


Total area: approx. 66.8 sq. metres (718.5 sq. feet)

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.