

Whitakers

Estate Agents



2 Samuelson Croft, Hessle, HU13 0GJ

£350,000

*** £10,000 Allowance towards deposit ***

Whitakers Estate Agents are pleased to introduce this immaculate detached family home which is established on reputable builder David Wilson's 'Hesslewood Park' development, and enjoys scenic views of communal greens and a playpark.

Externally to the front aspect, there is a lawned garden with decorative planting, and a side drive that accommodates off-street parking and leads to the integral garage.

Upon entering, the resident is greeted by a welcoming entrance hall that incorporates a useful storage cupboard, and follows to a bay fronted lounge, cloakroom, and fitted living dining kitchen with utility room off.

A fixed staircase ascends to the first floor which boasts a master bedroom with en-suite, three double bedrooms, and a bathroom furnished with a four-piece suite.

French doors in the living dining kitchen open onto the enclosed rear garden which is mainly laid to lawn with well-stocked borders, and complimented with a patio seating area.

The accommodation comprises

Front external



Externally to the front aspect, there is a lawned garden with decorative planting, and a side drive that accommodates off-street parking and leads to the integral garage.

Ground floor

Hallway

Composite entrance door, central heating radiator, built-in storage cupboard, and LVT flooring.

Cloakroom

Central heating radiator, LVT flooring, and furnished with a two-piece suite comprising wash basin with mixer tap, and low flush W.C.

Lounge 17'5" x 10'5" (5.33 x 3.18)



UPVC double glazed bay window, two central heating radiators, and LVT flooring.

Living dining kitchen 19'8" x 15'7" (6.00 x 4.76)



UPVC double glazed French doors and windows, two central heating radiators, tiled flooring, and fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, and a range of integrated appliances including : double oven, hob with extractor hood above, fridge-freezer, and dishwasher.

Utility room

Composite door, central heating radiator, tiled flooring, and fitted with floor and eye level units, worktop with splashback upstand above, and plumbing for a washer and a dryer.

First floor

Landing

With access to the loft hatch, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 17'1" x 12'0" (5.23 x 3.66)



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

En-suite

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. pedestal sink with mixer tap, and low flush W.C.

Bedroom two 13'7" x 8'9" maximum (4.16 x 2.69 maximum)



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

Bedroom three 13'2" x 10'2" (4.03 x 3.12)



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

Bedroom four 11'1" x 10'2" (3.40 x 3.12)



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

Bathroom



UPVC double glazed window, central heating radiator, fully tiled, and furnished with a four-piece suite comprising panelled bath with mixer tap, walk-in enclosure with mixer shower, pedestal sink with mixer tap, and low flush W.C.

Rear external

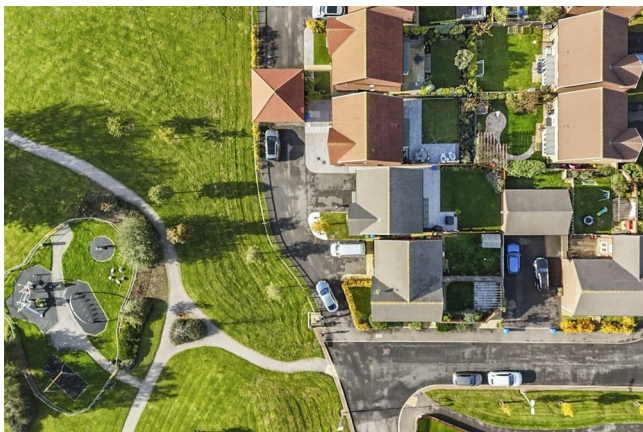


French doors in the living dining kitchen open onto the enclosed rear garden which is mainly laid to lawn with well-stocked borders, and complimented with a patio seating area. The residence also benefits from having an outside tap and a power socket.

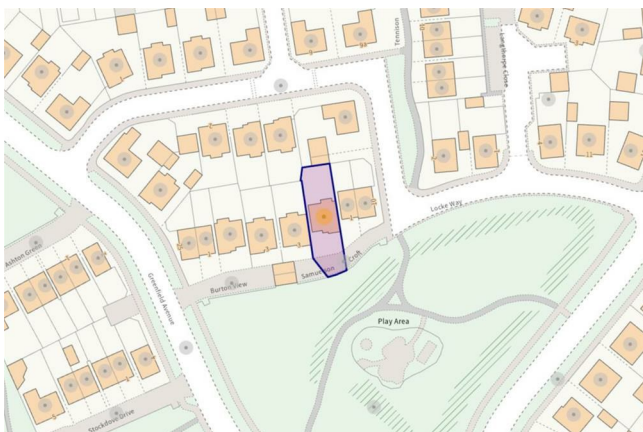
Communal views



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 - HES207002000

Council Tax band - E

EPC rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

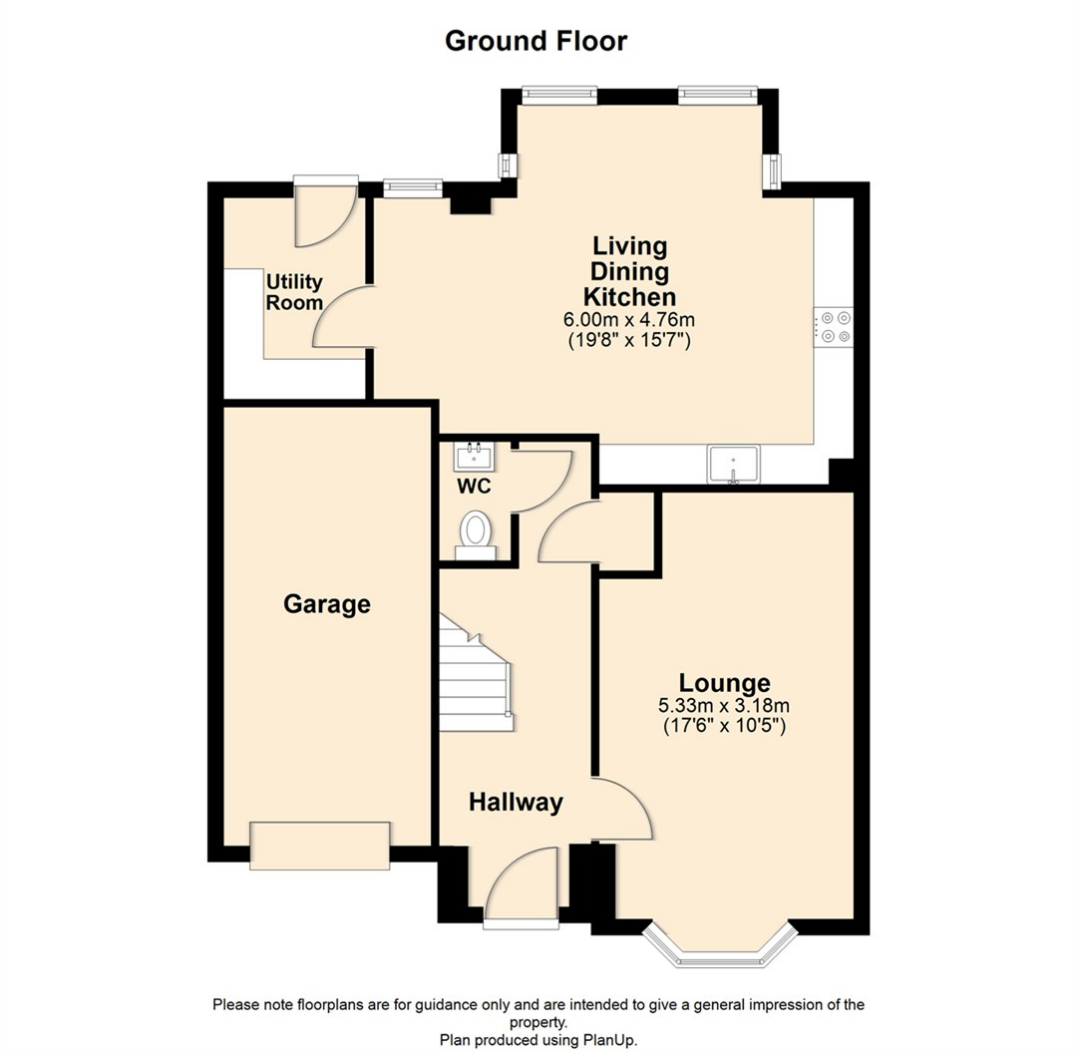
Free Market Appraisals / Valuations

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.

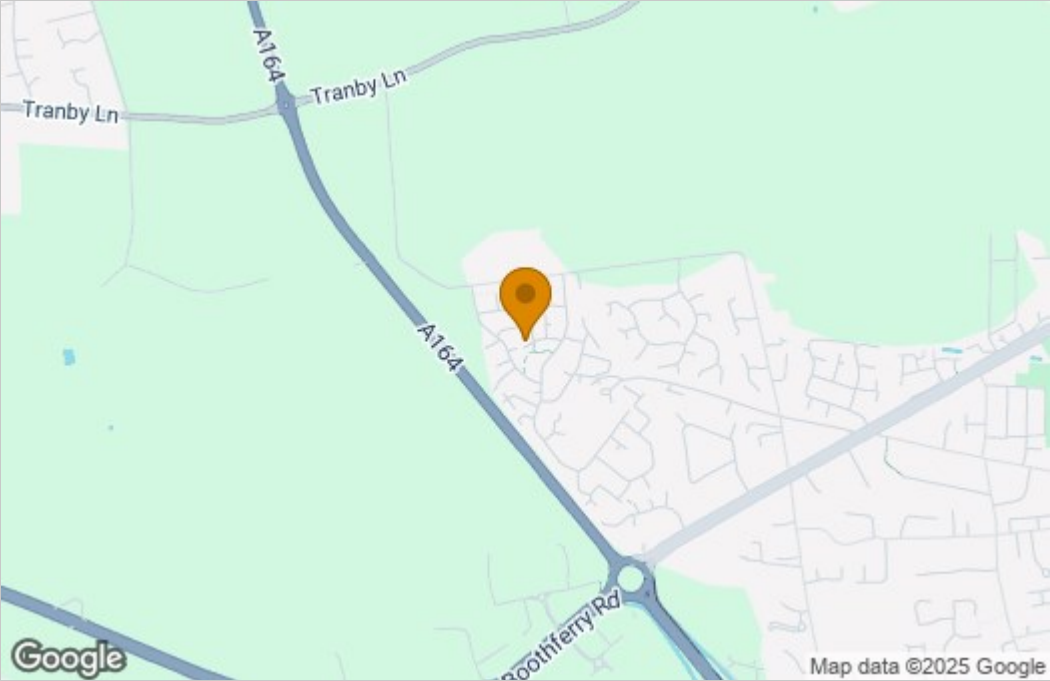
Whitakers Estate Agent Declaration

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.

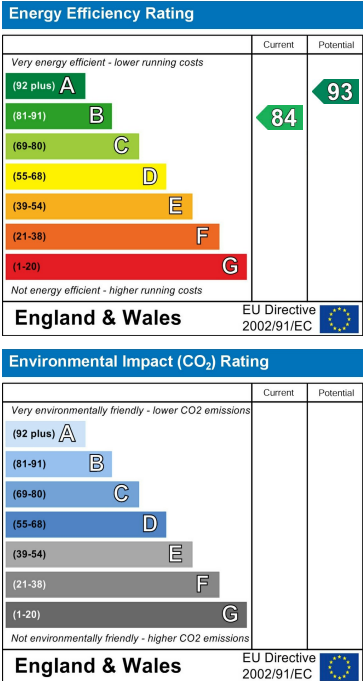
Floor Plan



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.