

Whitakers

Estate Agents



7 Maple Grove, Hessle, HU13 0TH

£460,000

Whitakers Estate Agents are pleased to introduce this immaculate detached property which has been cherished as a family home by its current owners since it was built in 1999, and now ready for a new owner to appreciate as the same.

Externally to the front aspect, there is a partly lawned garden with a paved side drive that leads to the integral garage.

Upon entering, the resident is greeted by a welcoming entrance hall that incorporates a cloakroom, and follows to a bay fronted lounge, and fitted open plan living dining kitchen.

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

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

Exterior steps lead to the second half of the garden which, historically, was purchased from a neighbouring property and allows for additional space to enjoy.

Location

Maple Grove is a tranquil cul-de-sac location set back from Jenny Brough Lane, which is conveniently placed to enjoy close proximity to the historic Hessle Square and scenic nature parks, but also take advantage of highly accessible transport links that provide multiple routes to the Hull city centre, and surrounding villages.

The residence also falls within the catchment of Ofsted highly rated schools, primarily the Hessle High School and Penshurst Primary School, and private Tranby school.

The accommodation comprises

Front external



Externally to the front aspect, there is a partly lawned garden with a paved side drive that leads to the integral garage.

Ground floor

Hall

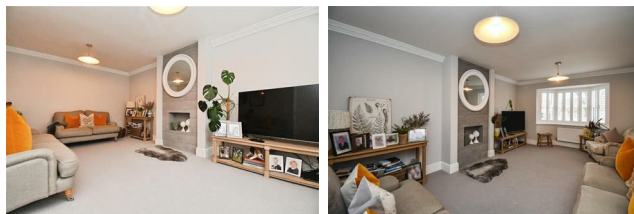


Composite entrance door with side window, central heating radiator, under stairs storage cupboard, and laminate flooring. Leading to :

Cloakroom

UPVC double glazed window, central heating radiator, partly tiled walls with tiled flooring, and furnished with a two-piece suite comprising wash basin with mixer tap, and low flush W.C.

Lounge 19'8" x 11'7" (6.00 x 3.54)



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

Open plan living / dining kitchen 26'8" x 19'7" (8.13 x 5.98)



Kitchen area



UPVC double glazed door and windows, central heating radiator, tiled flooring, and fitted with a range of floor and eye level units, worktop with splashback up stand above, sink with mixer tap, and a range of integrated appliances including : oven and grill, hob with extractor hood above, washing machine, and dishwasher.

Living area



UPVC double glazed French doors with side windows, two central heating radiators, and tiled flooring.

First floor

Landing

With access to the loft hatch, over stairs storage cupboard, and carpeted flooring. Leading to :

Bedroom one 12'6" x 11'6" (3.83 x 3.53)



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

En-suite



UPVC double glazed window, central heating radiator, partly tiled walls with laminate flooring,

and furnished with a three-piece suite comprising panelled bath with mixer tap and shower with waterfall feature, vanity sink with mixer tap, and low flush W.C.

Bedroom two 12'8" x 11'10" (3.88 x 3.61)



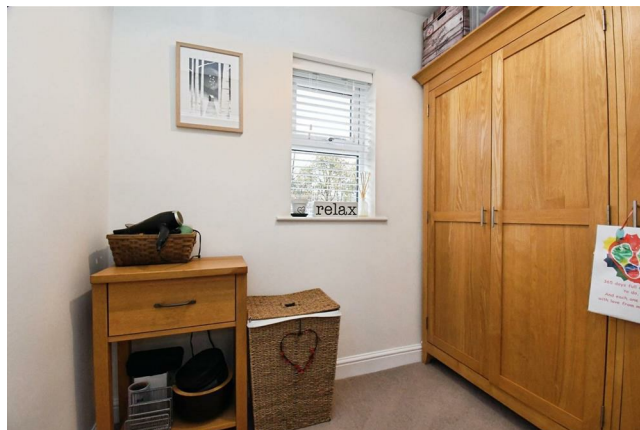
UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom three 11'5" x 10'2" (3.50 x 3.12)



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

Bedroom four 7'8" x 5'6" (2.36 x 1.68)



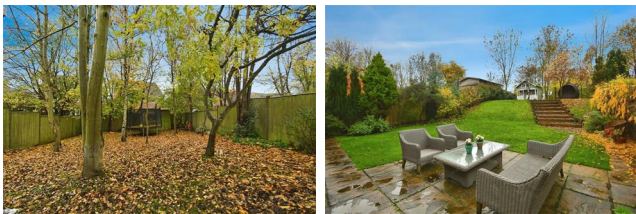
UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled walls with tiled flooring, and furnished with a four-piece suite comprising panelled bath with mixer tap and shower with waterfall feature, walk-in enclosure with waterfall shower, wash basin with mixer tap, and low flush W.C.

Rear external



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

Exterior steps lead to the second half of the garden which, historically, was purchased from a neighbouring property and allows for additional space to enjoy.

Additional features



The residence benefits from having an integral garage with connection to lighting / power and accessed via an up-and-over door, an EV

charging point, a wooden storage shed and a play house.

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 - HES223007000

Council Tax band - E

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 5 Mbps / Ultrafast 10000 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.

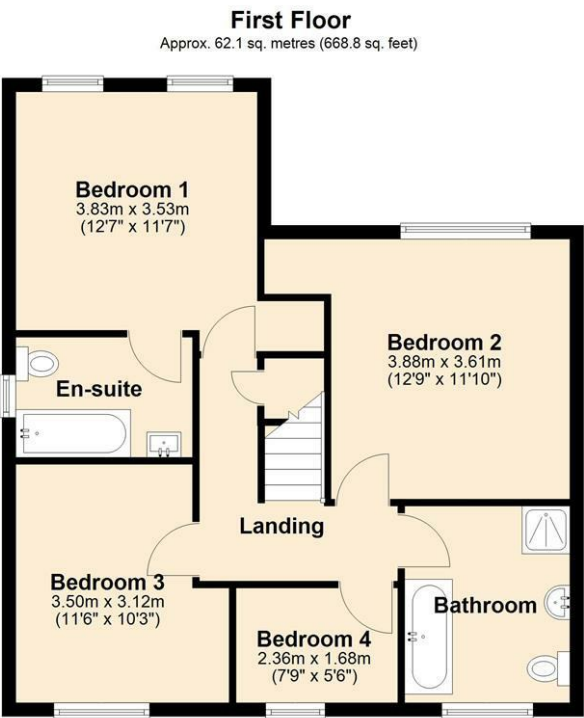
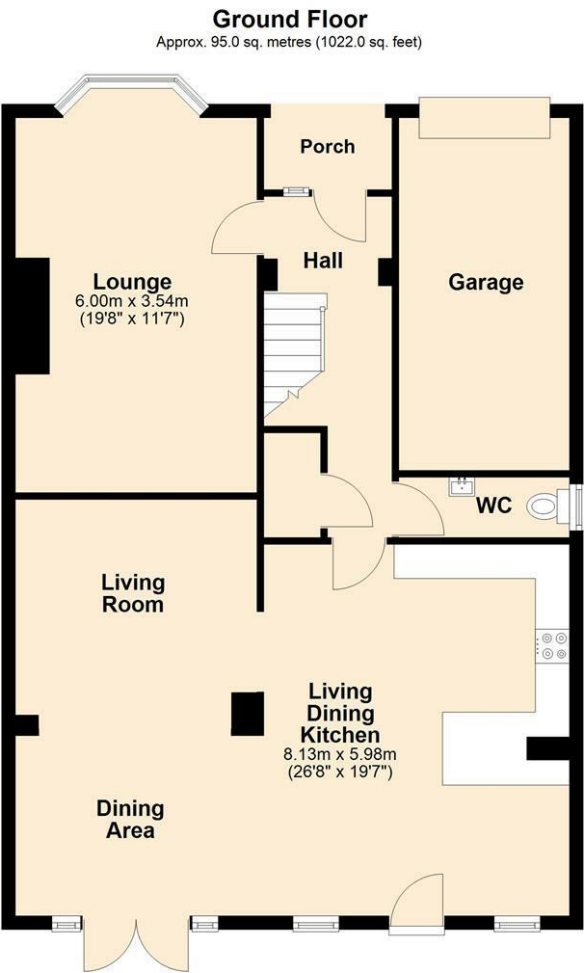
Free Market Appraisals / Valuations

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

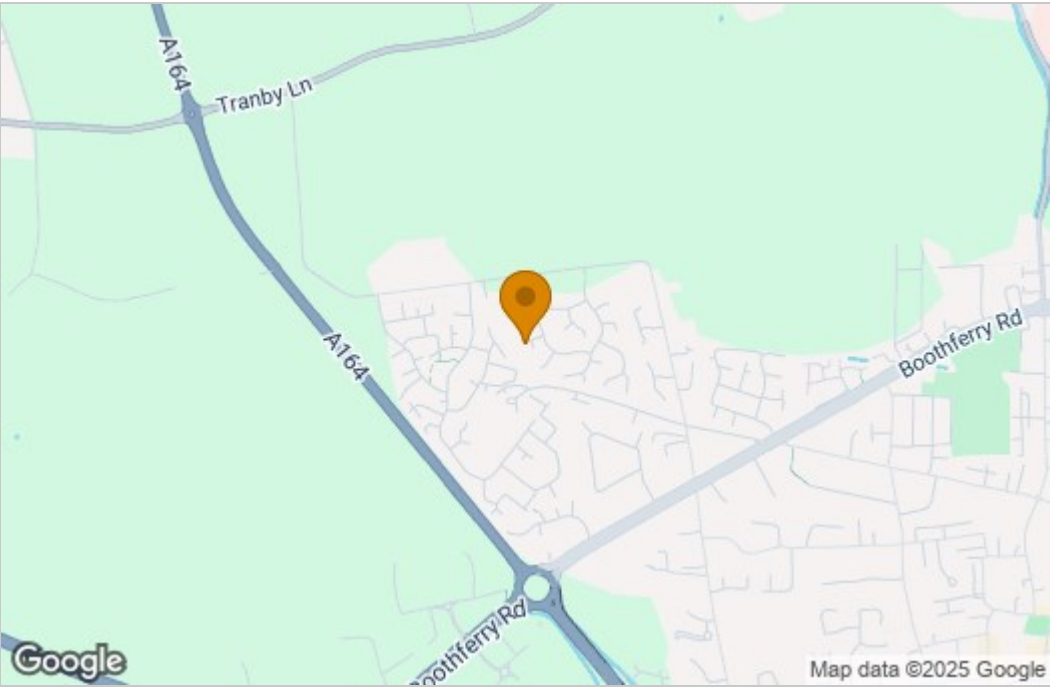
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Floor Plan

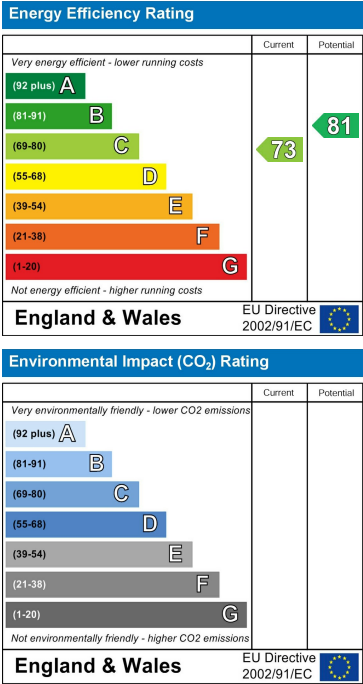


Total area: approx. 157.1 sq. metres (1690.9 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.