

# Whitakers

Estate Agents



**81 Northfield Avenue, Hessele, HU13 9DL**

**£150,000**

Introducing this neatly presented traditional property which is ideally suited for a first-time buyer wanting to make their initial step into the property ladder, or a young family searching for a starter home.

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

To access the property, the resident enters through the front lobby which opens to a bay fronted lounge, and open plan lounge / dining room.

A fixed staircase elevates to the first floor landing which follows to a fitted master bedroom, a good second bedroom, and a bathroom.

The rear garden is also low maintenance in design having a raised patio seating area with steps that descend to the second half.

Double-width gates in the fencing to the back of the plot open onto the vehicle accessible ten-foot, and allows off-street parking via the hard-stand within the boundary.

The accommodation comprises

Front external



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

Ground floor

Entrance lobby

UPVC double glazed door, and carpeted flooring. leading to:

Lounge 15'2" x 12'2" (4.64 x 3.72)



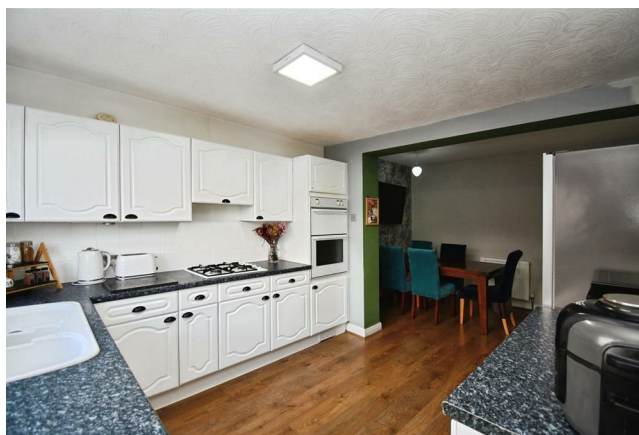
UPVC double glazed bay window to the front elevation, central heating radiator, electric stove, under stairs storage cupboard, and laminate flooring.

Dining area 7'11" x 15'1" (2.42 x 4.62)



Central heating radiator, built in storage cupboard, and laminate flooring.

Kitchen 10'0" x 10'4" (3.07 x 3.16)



UPVC double glazed door and window, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, hob with extractor hood above, integrated oven and plumbed for an automatic washing machine.

W.C.

Central heating radiator, half tiled walls, cushion effect laminate flooring, and furnished with a low flush W.C.

First floor

Landing

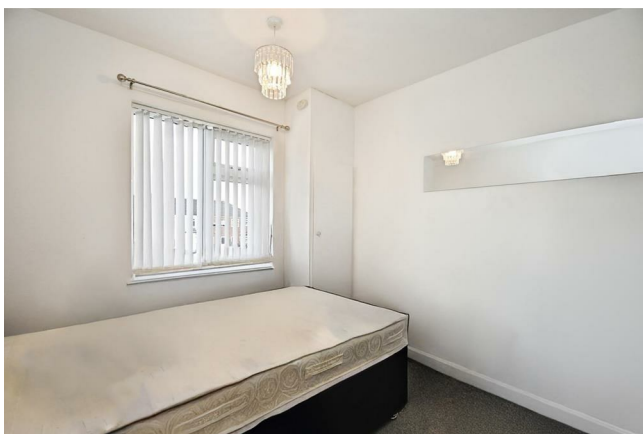
With access to the loft hatch, over stairs storage cupboard, and carpeted flooring. Leading to :

Bedroom one 11'7" x 13'3" maximum (3.54 x 4.04 maximum )



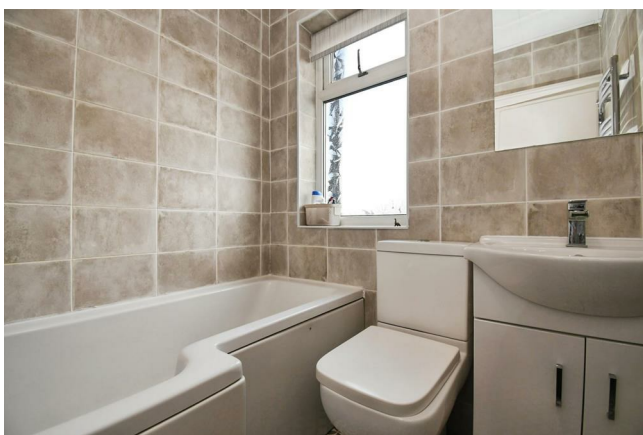
Two UPVC double glazed windows, central heating radiator, fitted wardrobe, and carpeted flooring.

Bedroom two 9'4" x 8'11" (2.87 x 2.72 )



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

Bathroom



UPVC double glazed window, central heating radiator, fully tiled with cushion effect laminate flooring, and fitted with a three piece suite comprising 'P' shaped panelled bath with mixer tap and shower with waterfall feature, vanity sink with mixer tap, and low flush W.C.

Rear external



The rear garden is also low maintenance in design having a raised patio seating area with steps that descend to the second half.

Off-street parking



Double-width gates in the fencing to the back of the plot open onto the vehicle accessible ten-foot, and allows off-street parking via the hard-stand within the boundary.

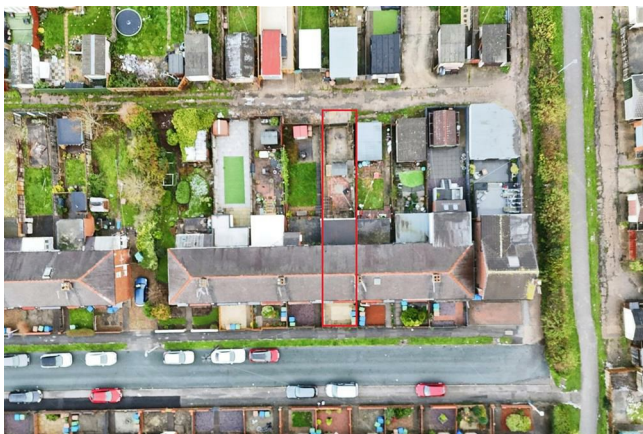
Additional features

The residence also benefits from having a wooden storage shed, and an outside tap.

Location

Northfield Avenue is a residential location in the heart of the Hessle Village – an area renowned for its close proximity to local amenities leisure facilities (including shops, restaurants and the King George V playing fields / Hessle Foreshore) along with well-connected trad routes that lead to the Hull city centre and surrounding villages.

### Aerial view of the property



### Land boundary



### Tenure

The property is held under Freehold tenure.

### Council Tax band

Council Tax band - B

Local Authority - East Riding Of Yorkshire

### EPC rating

EPC rating - C

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 15 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.

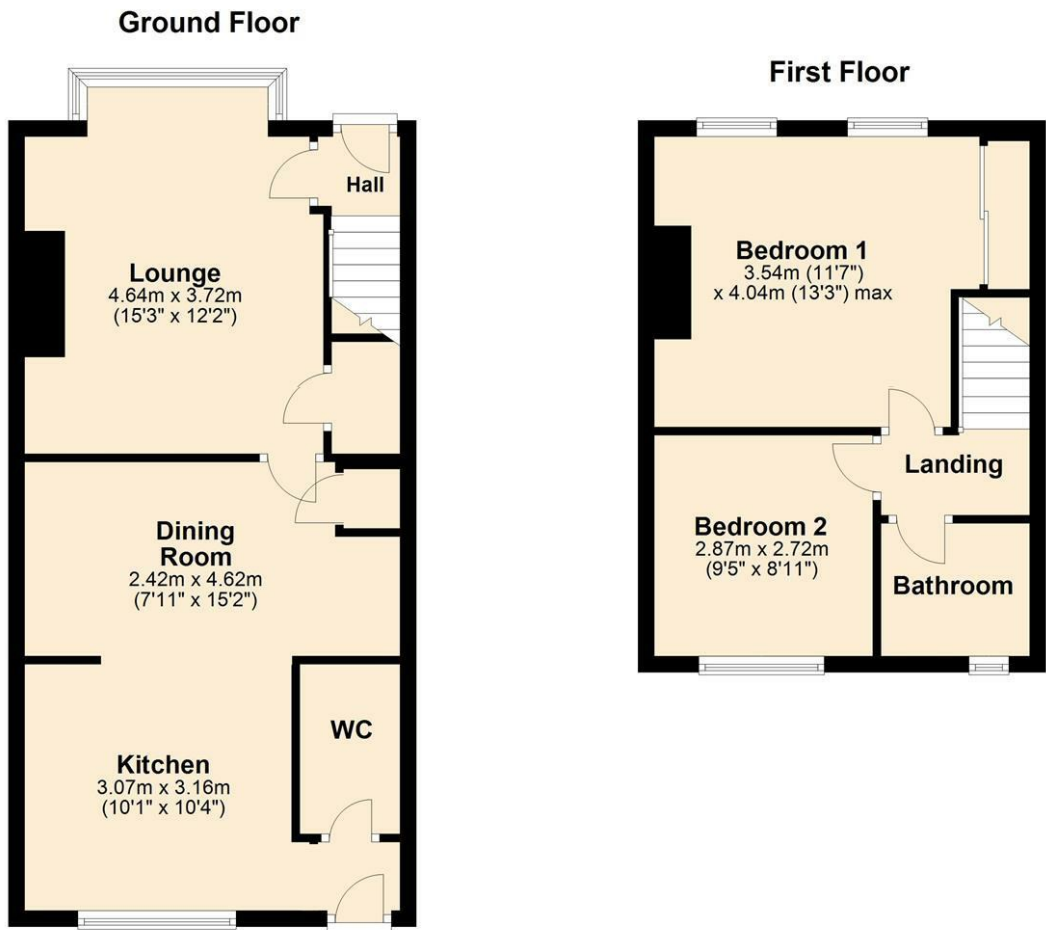
### Free Market Appraisals / Valuations

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

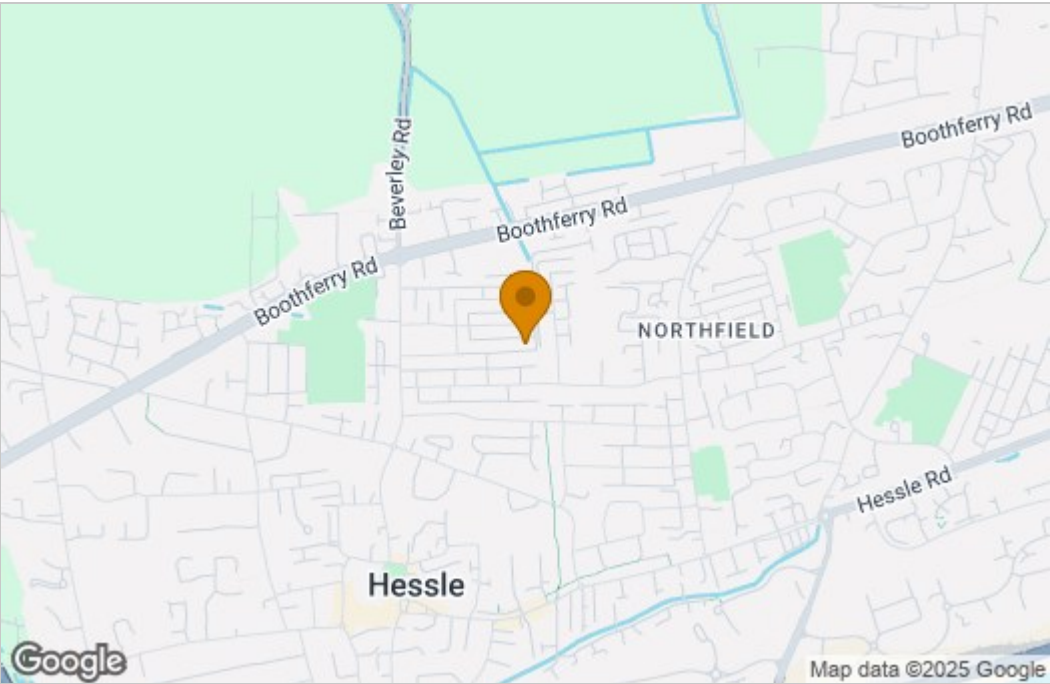
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Floor Plan

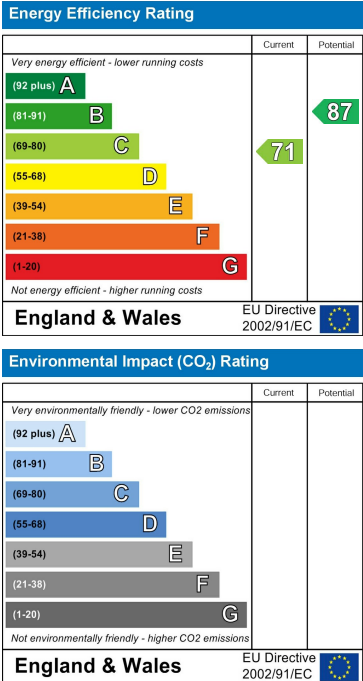


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

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.