



## 7 Winston Churchill Close, Hessle, HU13 9QH

**£140,000**

Whitakers Estate Agents proudly introduce this attractively presented mid-terrace home, quietly set within a private cul-de-sac in the charming, historic town of Hessle, and offered to the market with NO ONWARD CHAIN.

Externally to the front approach, there is a lawned garden with steps that ascend to the entrance door.

The entrance hall offers a warm welcome, complete with a cloakroom and storage, and opens into the fitted kitchen before leading to the spacious lounge.

A fixed staircase rises to the first floor which boasts two double bedrooms, and a bathroom furnished with a three-piece suite.

French doors in the lounge open onto the rear garden which is partly laid to lawn, and enclosed at the boundary by wooden fencing.

The residence also benefits from having off-street parking - please see the attached land boundary.

The accommodation comprises

#### Front external



Externally to the front approach, there is a lawned garden with steps that ascend to the entrance door.

#### Ground floor

##### Hallway

Composite entrance door, central heating radiator, built-in storage cupboard, and laminate flooring. Leading to :

##### Cloakroom

Central heating radiator, laminate flooring, and furnished with a two-piece suite comprising pedestal sink with mixer tap, and low flush W.C.

#### Kitchen 10'0" x 8'3" (3.07 x 2.52 )



UPVC double glazed window, laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, and a range of integrated appliances including : oven with hob and extractor hood above, fridge-freezer, and washing machine.

#### Lounge 14'9" x 12'11" (4.52 x 3.96 )



UPVC double glazed French doors, central heating radiator, fireplace with marbled inset / hearth and wooden surround, under stairs storage cupboard, and laminate flooring.

#### First floor

##### Landing

With access to the loft hatch, and carpeted flooring. Leading to :

#### Bedroom one 12'11" x 8'2" (3.95 x 2.51 )



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

#### Bedroom two 12'11" x 7'10" (3.95 x 2.40 )



Two UPVC double glazed windows, central

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

Bathroom 6'9" x 6'1" (2.08 x 1.86 )



Central heating radiator, partly tiled to splashback areas with laminate flooring, and furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

Rear external



French doors in the lounge open onto the rear garden which is partly laid to lawn, and enclosed at the boundary by wooden fencing.

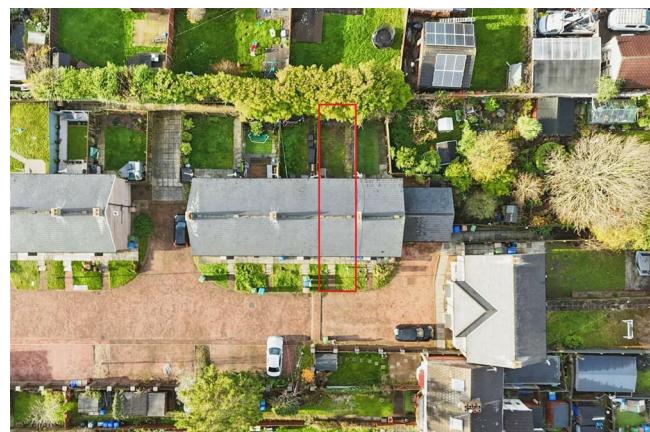
Additional features

A gate in the boundary opens onto the pedestrian ten-foot, and the residence also benefits from having a detached wooden storage shed.

Off-street parking

The residence also benefits from having off-street parking - please see the attached land boundary.

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 - HES404007000

Council Tax band - B

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 13 Mbps / 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.

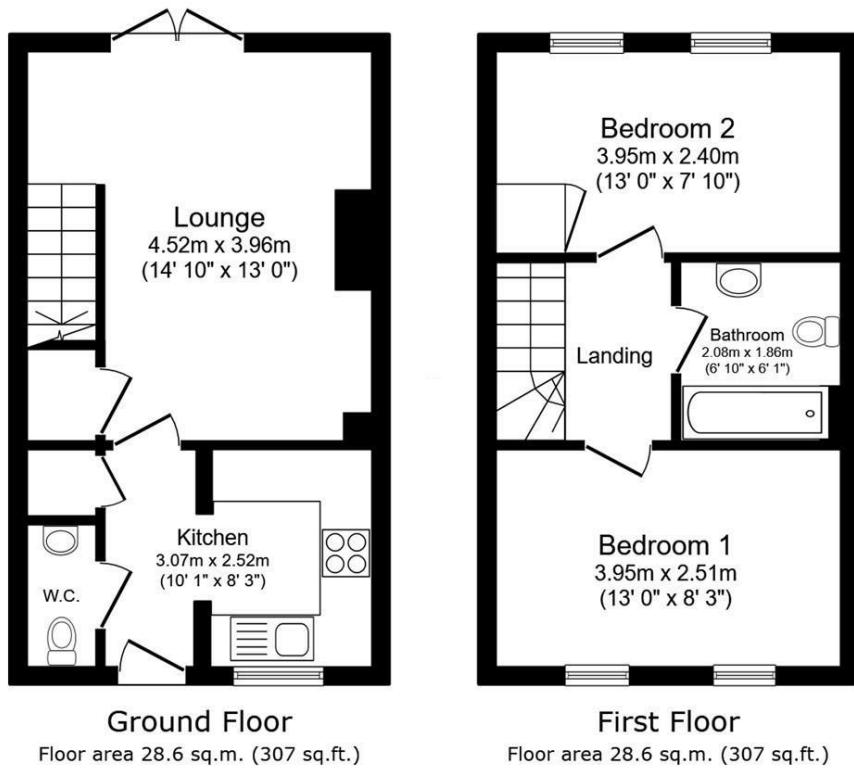
#### Free Market Appraisals / Valuations

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.

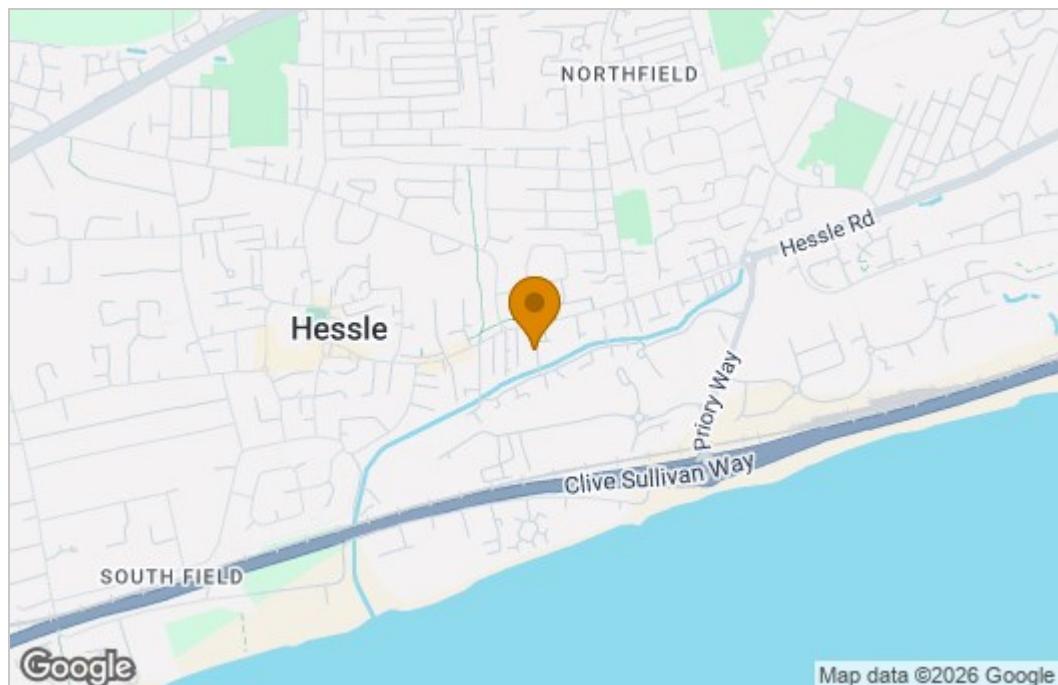
## Floor Plan



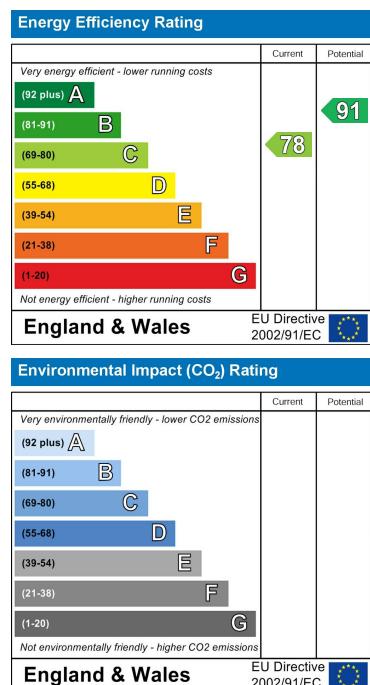
Total floor area: 57.1 sq.m. (615 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)

## 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.