



31 Eastgate

, Hesse, HU13 9LW

Offers over £170,000



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Ground Floor

Entrance Hallway

Welcoming entrance into the property via composite door to the front, fixed staircase to first level and radiator.

Lounge

10'4" x 13'2" (3.15m x 4.02m)

With UPVC double glazed bay window to the front, feature fireplace, carpet flooring and radiator.

Dining Room

11'0" x 16'6" (3.36m x 5.04m)

With UPVC double glazed window to the rear, laminate flooring and radiator. With ample space for dining table and space for sofas. Opening into:

Kitchen

7'9" x 9'6" (2.38m x 2.92)

With UPVC double glazed window to the side and door to rear. Fitted with a range of base and wall mounted units, laminated work surfaces and tiling to splashback to areas, inset four ring gas hob with extractor over and electric oven below.

First Floor

Central Landing

Providing access to all first floor rooms.

Bedroom One

13'10" x 9'0" (4.22m x 2.76m)

Double bedroom to the front with UPVC double glazed bay window, carpet flooring, decorative fireplace and radiator.

Bedroom Two

9'2" x 11'0" (2.80m x 3.36m)

Double bedroom to the rear with UPVC double glazed window, carpet flooring, decorative fireplace and radiator.

Bedroom Three

8'9" x 7'1" (2.67m x 2.18m)

Third bedroom to the front with UPVC double glazed window, carpet flooring and radiator.

House Bathroom

7'0" x 6'9" (2.15m x 2.08m)

Family bathroom, fitted with a three piece suite in white, comprising panelled bath with shower over, pedestal sink unit and low level WC. With UPVC double glazed window, tiling to splash back areas and chrome towel rail.

Externally

With a low maintenance garden to the front and the rear is a low maintenance area directly to rear, ideal for seating and then beyond is a detached single garage with up and over door and lawned garden with planted borders.

Please note, the garden is separated by the ten foot and there is a private right of way to the adjoining property.

Council Tax Band

We have been advised the property is council tax band B, payable to East Riding of Yorkshire Council.

ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



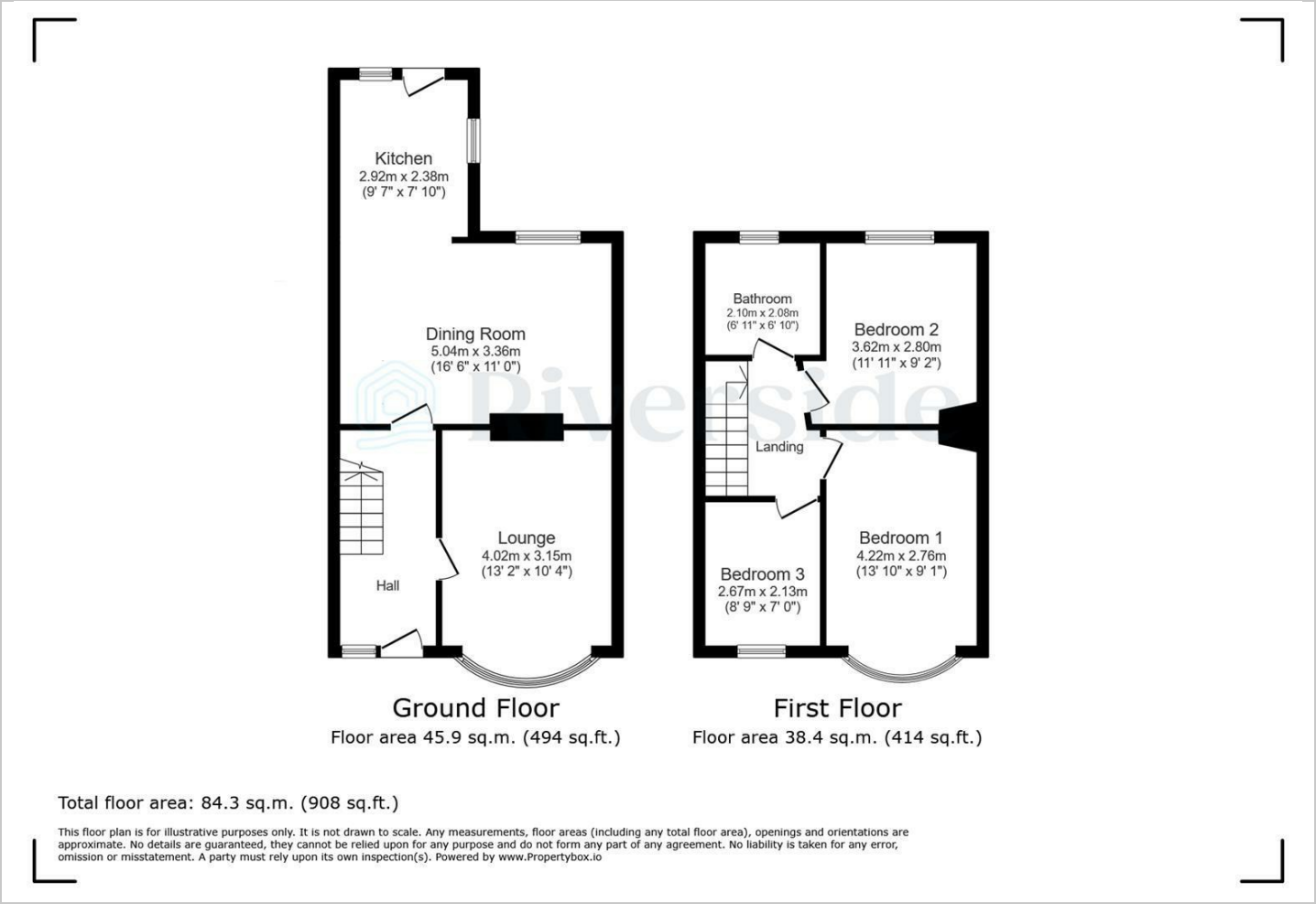
Hybrid Map



Terrain Map



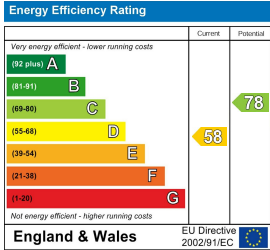
Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

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.