



11 Berryman Way

, Hessle, HU13 9HJ

£179,950



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Ground Floor

Entrance Hallway

Entrance to front via glazed door. With staircase to first floor, radiator and door opening into:

Lounge

13'3" x 14'1" (4.04m x 4.31m)

A generous lounge with double glazed box bay window to the front, window to the side, under stairs storage cupboard, wall mounted gas fire, carpet flooring and radiator.

Kitchen/Diner

16'7" x 8'11" (5.06m x 2.72m)

With double glazed window to the rear. Fitted with a range of base and wall mounted units, laminated work surfaces and tiling to the splashback areas, inset stainless steel sink, freestanding cooker and extractor over and space for under counter fridge and freezer. With vinyl flooring, radiator and ample space for a dining table.

Utility Room

4'1" x 5'9" (1.25m x 1.76m)

With double glazed window to the rear and glazed door leading to the rear garden. With plumbing for washing machine and dishwasher and laminated work surface above.

WC

With double glazed window to the rear and low level WC.

First Floor

Central Landing

With double glazed window to the side. Providing access to all first floor rooms and an airing cupboard for storage.

Bedroom One

13'5" x 11'7" (4.11m x 3.54m)

A generous double bedroom to the front with double glazed window, fitted wardrobes with sliding doors, additional built in storage cupboard, carpet flooring and radiator.

Bedroom Two

9'6" x 8'1" (2.91m x 2.47m)

To the rear with double glazed window, carpet flooring and radiator.

Bedroom Three

6'9" x 8'3" (2.07m x 2.54m)

Also to the rear with carpet flooring and radiator.

Bathroom

6'3" x 6'6" (1.91m x 2.00m)

With double glazed window to the side. Fitted with a three-piece suite in white, comprising panelled bath with shower over, pedestal sink unit, low level WC, full tiling to the walls and radiator.

Externally

Outside, the property has a generous plot with open plan lawned gardens to the front and side, the rear has an enclosed wall garden, mainly laid to lawn with planted borders and patio area for seating. Beyond the rear garden is the driveway for off street parking and detached single garage.

Council Tax Band

We have been advised the property is council tax band C, 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



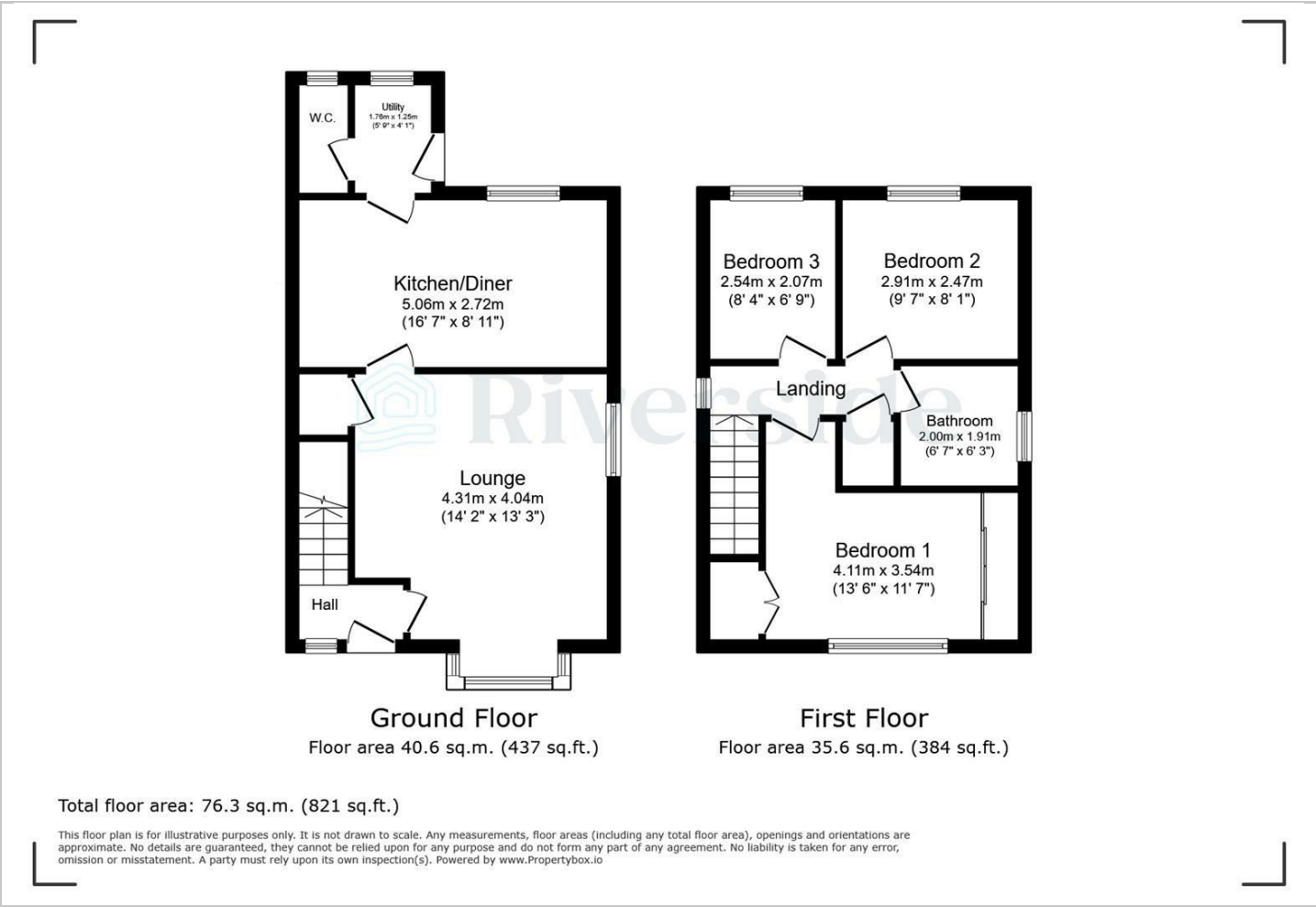
Hybrid Map



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.