



QUICK&CLARKE

The Property Specialists

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86 Seaton Road, Hessle HU13 9EJ
£179,995

- Extended family house
- Deceptively spacious
- Ground floor cloaks and first floor bathroom
- Modern kitchen and bathroom
- Parking to the front
- Close to primary school
- Useful garden room
- Council Tax Band: B
- EPC Rating: D

Do not be deceived by the modest frontage of this family house - extended and re-modelled to create a superb open plan living dining kitchen on the ground floor with further cloakroom, this property will have wide appeal to all family-minded buyers.

Having been updated in the past and benefitting from an attractive modern kitchen and sanitary suites, the property also boasts off street parking to the front and a generous sized garden to the rear with the addition of a useful garden room which is currently used as a bar.

LOCATION

The property is located on Seaton Road close to the junction with Penhurst Avenue in this popular residential area in Hessle. Located close to the Penhurst Avenue Primary School which is rated good on the latest OFSTED this property will have great appeal to families.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

With uPVC French doors with obscured glass panels and matching panels to either side.

ENTRANCE HALL

uPVC front door with matching obscured glass panels to those of the entrance porch. Attractive grey LVT flooring which flows throughout all of the ground floor accommodation (with the exception of the WC). Stairs to the first floor accommodation.

LIVING / DINING ROOM

22'0" x 15'2" reducing to 12'1" (6.71m x 4.62m reducing to 3.68m)
The ground floor accommodation has been re-modelled to create a superb fully open plan living space which incorporates both the living dining room and kitchen. Being dual aspect with bay window to the front elevation and window to the rear overlooking the garden the room also has a window to the side and has a light and bright ambience. Having flexibility of layout the current living room area has a wall mounted electric fire with mounting for television above and walk-in bay window to the front elevation. Cupboard under the stairs.

The kitchen offers a generous range of wall and base storage units with contemporary grey gloss fronts and contrasting granite style laminate work surfaces. Ceramic tiled splashbacks. Five ring stainless steel gas hob with canopy extractor over and integrated double ovens. Composite sink and drainer. Space and plumbing for washing machine, tumble dryer, dishwasher and upright fridge freezer. Door leading through to the rear lobby.

REAR LOBBY

With uPVC glass panelled door and window to side elevation.

CLOAKROOM

4'4" x 2'7" (1.32m x 0.79m)
With a modern two piece sanitary suite comprising back to the wall w.c. with concealed cistern and vanity shelf over and wall hung hand wash basin. Window to side elevation.

FIRST FLOOR

BEDROOM 1

12'0" x 9'2" (3.66m x 2.79m)
Window to front elevation. Mounting on wall for television.

BEDROOM 2

9'7" x 9'2" (2.92m x 2.79m)
Built-in wardrobes with sliding fronts. Window to rear elevation.

BEDROOM 3

9'2" x 9'6" reducing to 5'10" (2.79m x 2.90m reducing to 1.78m)
An L-shaped room with window to the rear elevation.

BATHROOM

6'6" x 5'5" (1.98m x 1.65m)
With a three piece sanitary suite comprising vanity unit with inset hand wash basin, back to the unit w.c. and panelled bath with separate thermostatic shower valve over. Attractively tiled walls and window to front elevation.

OUTSIDE

The property is set back from the road with a dropped kerb allowing vehicular access onto a concrete drive. Flowerbeds have been laid under attractive decorative chippings for ease of maintenance.

The rear garden is of a generous size for a property of this type. Partially landscaped, there is a generous sized lawn with path to one side and flowerbeds laid under gravel for ease of maintenance. The rear of the garden has a timber Wendy house which fronts onto a large area of gravel with additional decked seating area adjacent. To the very rear is a summerhouse which has been converted to a bar in the past and with timber French doors opening out onto the decked area with windows to either side. Supplied with light and power there is mounting on the wall for a television and the summerhouse offers a multitude of uses.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent’s Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you. Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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