

Whitakers

Estate Agents



6 Pulcroft Road, Hessele, HU13 0NE

£230,000

Whitakers Estate Agents are delighted to introduce this traditional mid-terraced property, occupying a generous plot within the popular residential location of Hessele. Enjoying excellent access to a wealth of local amenities, well-regarded schools and convenient transport links, the property offers spacious accommodation extending across three floors, making it an excellent choice for the growing family.

Upon entry, the resident is greeted by a welcoming hallway which provides access to a bay-fronted lounge with French doors opening into the dining room, fitted kitchen and versatile office.

A fixed staircase rises to the first floor, boasting a fitted master bedroom, two further bedrooms and a bathroom furnished with a three-piece suite. A further fixed staircase continues to the second floor, where a useful loft room provides additional versatile accommodation.

Externally to the front aspect, there is a gravelled garden complemented by decorative planting and enclosed by brick walling. Steps from a raised patio descend into an enclosed rear garden, predominantly laid to lawn with seating areas at both ends. A pathway leads to the detached double-width garage, together with a gate within the boundary fencing providing access to the vehicle-accessible ten-foot.

The accommodation comprises

Front external

Externally to the front aspect, there is a gravelled garden with decorative planting, and brick walling to the surround.

Ground floor

Hallway

Composite double glazed door with side windows, central heating radiator g radiator, and laminate flooring.

Lounge 14'10" x 11'8" (4.54 x 3.58)



UPVC double glazed bay window, central heating radiator, wall mounted electric fireplace, and carpeted flooring.

Dining room 10'2" x 17'3" maximum (3.10 x 5.28 maximum)



Central heating radiator, under stairs storage cupboard, and laminate flooring.

Kitchen / utility room 12'0" x 16'6" (3.66 x 5.04)



UPVC double glazed door and window, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above. Sink with mixer tap, plumbing for a washer / dryer and dishwasher, and integrated oven with hob and extractor hood above.

Kitchen area



Utility area



Office 14'6" x 8'6" (4.44 x 2.61)



UPVC double glazed door and window, central heating radiator, and carpeted flooring.

First floor

Landing

With fixed stairs to the loft room, and carpeted flooring. Leading to :

Bedroom one 14'5" x 10'9" (4.40 x 3.30)



UPVC double glazed bay window, central heating radiator, fitted wardrobes and cupboards, and carpeted flooring.

Bedroom two 10'1" x 10'9" (3.09 x 3.30)



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

Bedroom three 7'7" x 6'0" (2.33 x 1.85)



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

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled with vinyl flooring. Furnished with a three-piece suite comprising 'P' shaped jacuzzi bath with dual taps and electric shower, vanity sink with mixer tap, and low flush W.C.

Second floor

Loft room 12'11" x 15'10" (3.96 x 4.83)



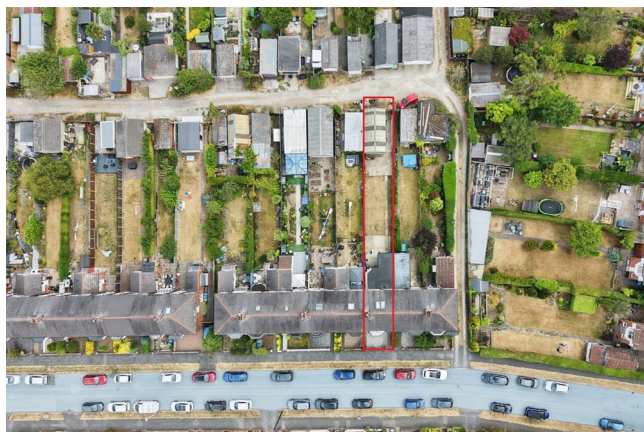
Two roof style windows, storage in the eaves, and laminate flooring.

Rear external



Steps from a raised patio descend into the rear garden which is laid to lawn, and complimented with seating areas at both ends. A path leads to a detached double-width garage, and gate in the boundary fencing that opens onto the vehicle-accessible ten-foot.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - HES285008000

Council Tax band - B

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - 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.

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.

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements

and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

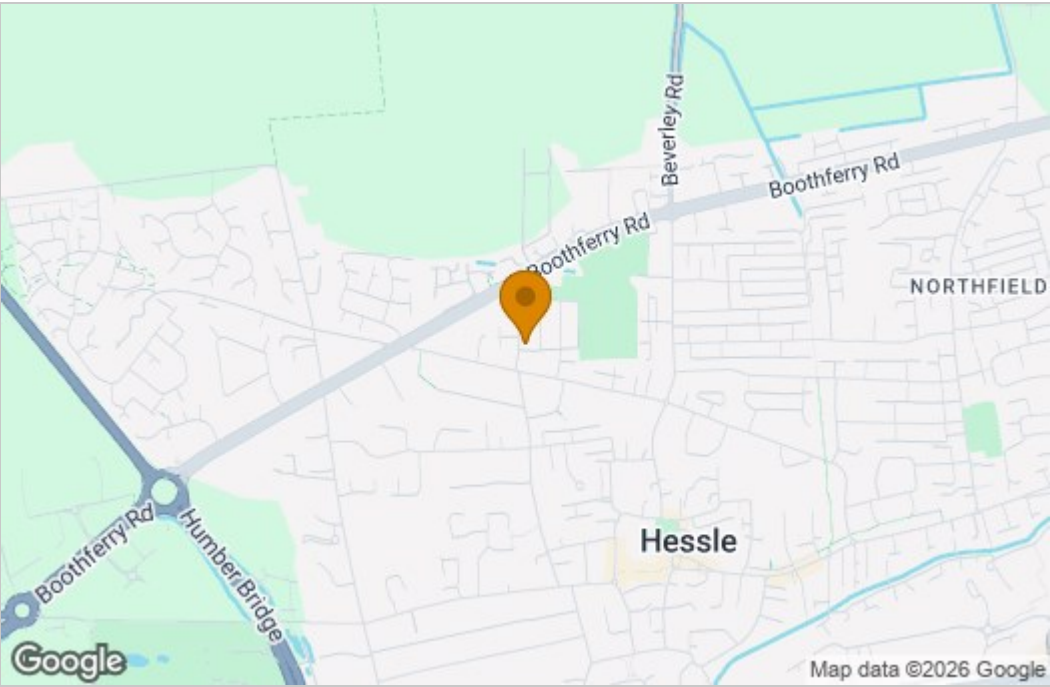
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Floor Plan

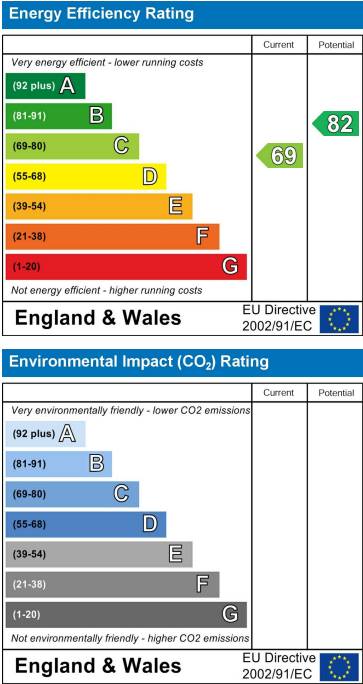


Total area: approx. 122.9 sq. metres (1322.6 sq. feet)

Area Map



Energy Efficiency Graph



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