

Whitakers

Estate Agents



5 Lawton Walk, Hessele, HU13 0FP

£240,000

Whitakers Estate Agents are pleased to introduce this end-terrace property, which is conveniently established on reputable builders Messrs David Wilson's modern development off Jenny Brough Lane in Hessele, ideally placed to take advantage of close proximity to a range of local amenities and transport links.

Externally, the property enjoys a lawned front garden with boundary hedging to the surround. A path leads to the entrance door, and there are two allocated parking spaces associated with the property.

Upon entry, the resident is greeted by a welcoming hallway that incorporates useful storage and a cloakroom. This leads to a fitted kitchen / dining room, and a spacious lounge with windows to the external wall that allow an abundance of natural light to flood the room.

A fixed staircase rises to the first floor landing, which provides access to the loft hatch and also incorporates built-in storage. This leads to a master bedroom with en-suite facilities, and two further good bedrooms, both of which are served by a bathroom furnished with a three-piece suite.

French doors from the dining kitchen open onto the enclosed rear garden, which is mainly laid to lawn and complemented by a patio seating area. The residence also benefits from a wooden storage shed and an outside tap.

The accommodation comprises

Front external



Externally, the property enjoys a lawned front garden with boundary hedging to the surround. A path leads to the entrance door, and there are two allocated parking spaces associated with the property.

Ground floor

Hallway

Composite entrance door, central heating radiator, and laminate flooring. Leading to :

Cloakroom

Central heating radiator, and laminate flooring. Furnished with a two-piece suite comprising wash basin with mixer tap, and low flush W.C.

Lounge 15'10" x 10'11" (4.85 x 3.34)



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

Dining kitchen 15'10" x 10'2" (4.84 x 3.10)



Dining area



UPVC double glazed French doors and window, central heating radiator, and laminate flooring.

Kitchen area



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

First floor

Landing

Built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 11'1" x 11'1" (3.39 x 3.39)



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

En-suite



UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with laminate flooring. Furnished with a three-piece suite comprising walk-in enclosure with electric shower, pedestal sink with mixer tap, and low flush W.C.

Bedroom two 12'4" x 9'4" (3.77 x 2.87)



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

Bedroom three 9'6" x 6'2" (2.92 x 1.90)



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

Bathroom



UPVC double glazed window, central heating radiator, fitted storage cupboard, and partly tiled to splashback areas with laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap, pedestal sink with mixer tap, and low flush W.C.

Rear external



French doors from the dining kitchen open onto the enclosed rear garden, which is mainly laid to lawn and complemented by a patio seating area. The residence also benefits from a wooden storage shed and an outside tap.

Allocated parking



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 - HES186005000
Council Tax band - C

EPC rating

EPC rating - B

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.

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.

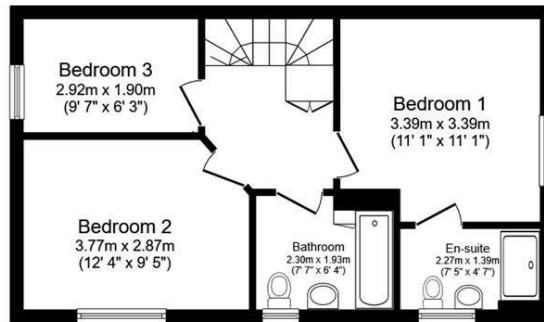
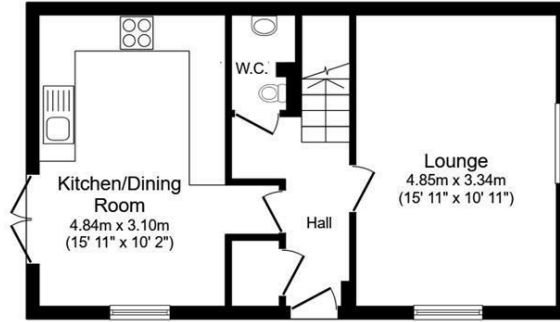
Free Market Appraisals / Valuations

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.

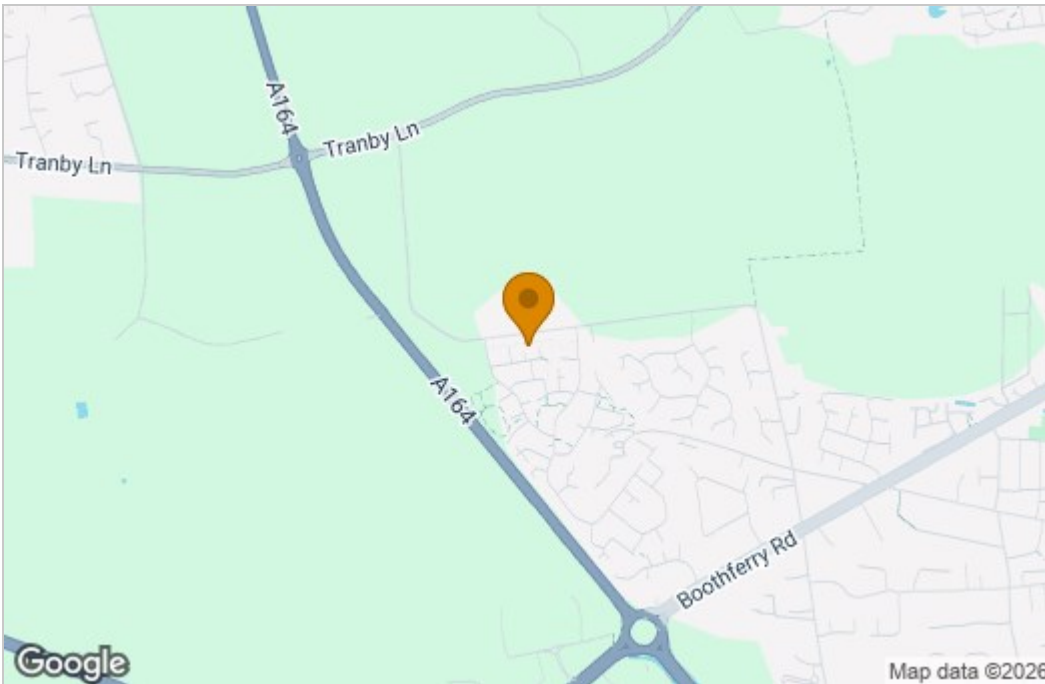
Floor Plan



Total floor area: 83.5 sq.m. (899 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

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.