

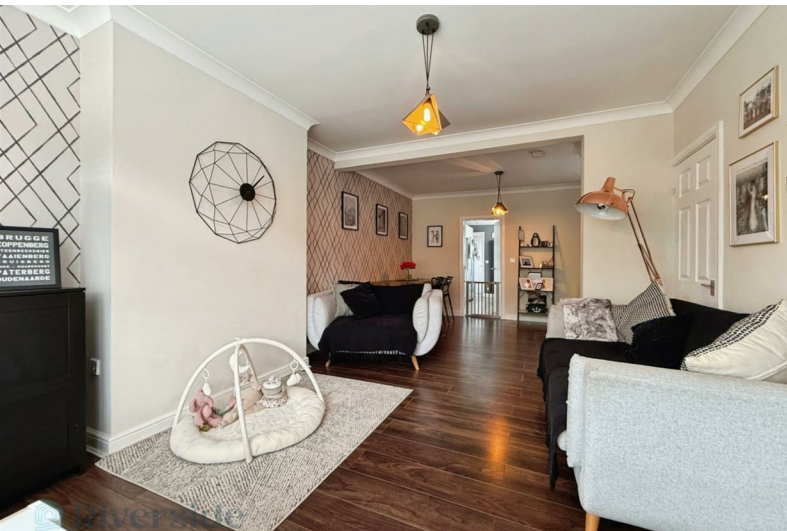


30 Eastgate

, Hesse, HU13 9LW

£170,000

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30 Eastgate

, Hessle, HU13 9LW

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Ground Floor

Entrance Hallway

Welcoming entrance to the front via UPVC double glazed door. With fixed staircase to the first floor, radiator and door into:

Through Lounge/Diner

15'2" x 24'0" x 12'0" (4.63m x 7.34m x 3.67)

A bright and spacious room with UPVC double glazed bay window to the front and UPVC double glazed windows to the side and rear. With understairs storage cupboard, laminate flooring and radiators.

Kitchen

11'7" x 7'10" (3.54m x 2.41m)

A modern fitted kitchen with UPVC double glazed windows to the side and rear, fitted with a range of base and wall mounted units, laminated worksurfaces with matching upstands, inset stainless steel sink unit, inset hob with extractor over and built in oven below, integrated dishwasher and space for an American fridge freezer.

WC

3'2" x 4'5" (0.98m x 1.35m)

To the rear of the property and fitted with a low level WC and sink unit. With UPVC double glazed window to the side.

First Floor

Central Landing

With access to all first floor rooms and UPVC double glazed window to the side.

Bedroom One

15'2" x 10'5" (4.64m x 3.20m)

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

Bedroom Two

8'5" x 10'10" (2.59m x 3.32m)

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

Bathroom

6'2" x 7'9" (1.89m x 2.37m)

Fitted with a three-piece suite in white, comprising panelled bath with shower over, sink set upon vanity unit with storage and low level WC. With UPVC double glazed window to the rear, tiling to splashback areas and heated towel radiator.

Externally

Externally, to the front is a driveway for two vehicles and the rear is a private enclosed garden, mainly laid to lawn and with planted borders, patio area for seating and shed for storage.

Council Tax Band

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

ADDITIONAL INFORMATION

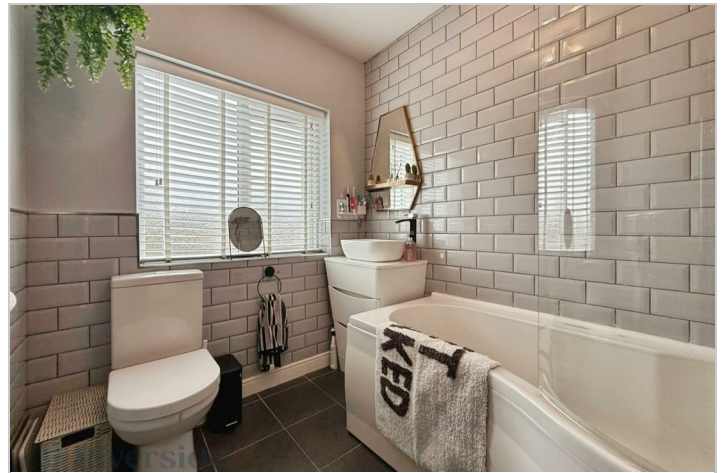
Tenure:

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



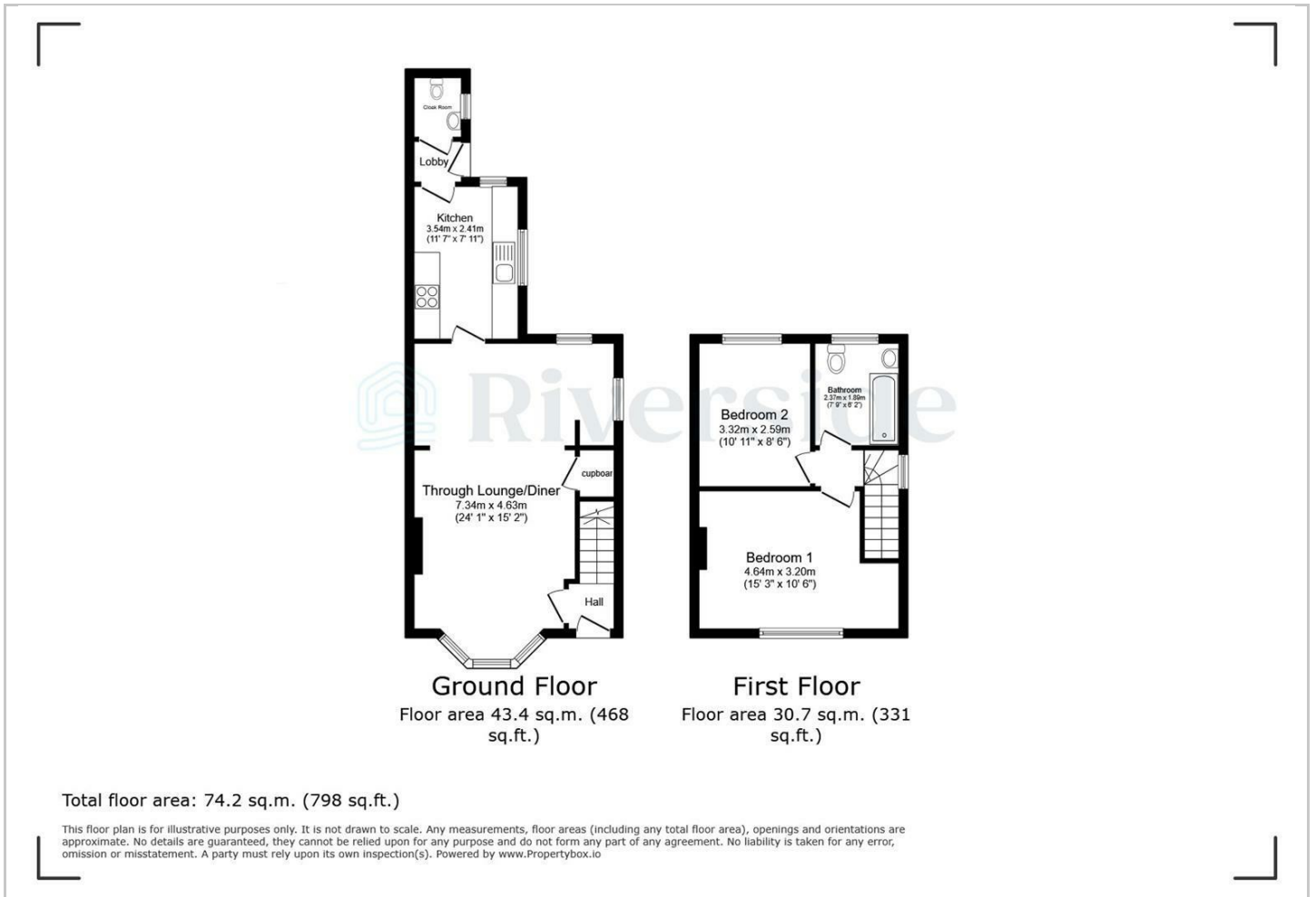
Hybrid Map



Terrain Map



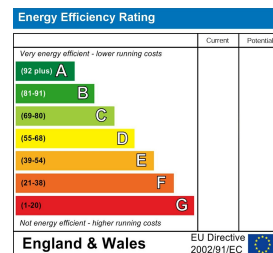
Floor Plan



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