Warden Vale

Hessle, HU13 0TW

- **NO CHAIN**
- En-Suite To Master Bedroom
- Beautiful Throughout
- Sought After Location
- Perfect for First Time Buyers, Families & Investors
- Three Bedroom Semi-Detached Home
- Shared Ownership Options Available
- Ready To Move Into
- Great Catchment Area For Schools
- Viewing Recommended

Asking price £230,000 - 50% Shared Ownership

This beautifully presented three-bedroom semi-detached home is situated in the highly sought-after area of Warden Vale, Hessle, and is offered to the market with no onward chain, making it an ideal purchase for those looking for a smooth and swift move.

Finished to an exceptional standard throughout, the property is truly ready to move into, offering stylish and modern living accommodation perfect for families, first-time buyers, or downsizers alike.

The ground floor comprises a welcoming entrance hall, a spacious and tastefully decorated lounge, and a contemporary fitted kitchen/dining area, ideal for both everyday living and entertaining. A convenient downstairs WC adds further practicality.

To the first floor are three well-proportioned bedrooms, including a generous master bedroom benefiting from its own ensuite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the property enjoys a pleasant setting with well-maintained rear garden, and a driveway to the front of the proerty, provding parking spaces for two vehicles.

Early viewing is highly recommended to fully appreciate the quality, space, and location this superb home has to offer.

Shared ownership options are available:

50% - £115,000 - Monthly Rent £307.77
Monthly management fee - £26.30
Annual buildings insurance - £9.52

Different percentages available for purchase - 50% minimum. If you would like any further information regarding this, please do not hesitate to contact us.

Lounge
11'6" x 14'11"
A spacious and beautifully presented living room, tastefully decorated and filled with natural light, creating a warm and inviting space ideal for relaxing and entertaining.

Kitchen Diner
15'6" x 10'7"
A stylish and contemporary fitted kitchen with a range of modern units and integrated appliances, opening into a dining area perfect for family meals and social occasions. Finished to a high standard throughout.

W.C.
A convenient ground floor cloakroom fitted with WC and wash hand basin.

Bedroom 1
10'6" x 8'3"
A generously sized bedroom, immaculately presented with fitted wardrobes and benefiting from its own private ensuite.

En Suite
4'6" x 6'9"
A modern and well-appointed ensuite shower room comprising shower enclosure, WC, and wash hand basin.

Bedroom 2
8'1" x 12'6"
A well-proportioned bedroom, tastefully decorated and ideal for guests or family use.

Bedroom 3
7'0" x 7'5"
A good-sized third bedroom, perfect as a child's room, home office, or dressing room.

Bathroom
6'4" x 5'9"
A contemporary family bathroom fitted with a modern suite including bath, WC, and wash hand basin, finished in a neutral style.

Rear Garden
The rear garden is a private outdoor space enclosed by wooden fencing, featuring a well-maintained lawn that offers a pleasant area for outdoor activities or relaxation.

Front External
The front exterior shows a spacious driveway for two vehicles paved with brick.

Additional Information
- Tenure Type - Leasehold
- Local Authority - East Riding of Yorkshire
- Council Tax Band - C
- Energy Performance Certificate Rating (EPC) - B
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Free Valuation
Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations.
Please get in touch and we will arrange a no-obligation property appraisal.

Viewings
Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

Mortgages
Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

Disclaimer
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.

Money Laundering Regulations
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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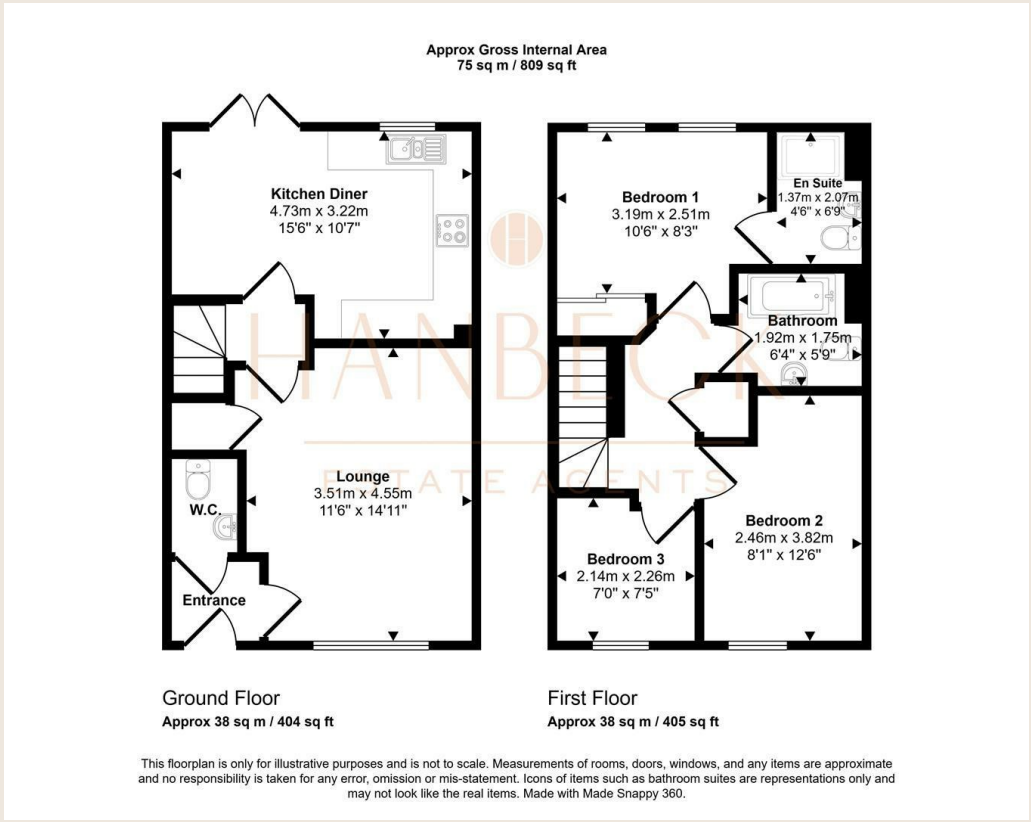
Council Tax Band **C**
EPC Rating **B**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.