Whitakers
Estate Agents









42 Chamberlain Rise, Hessle, HU13 0TX

£220,000

Whitakers Estate Agents are pleased to introduce this immaculate semi-detached property, forming part of the modern Chamberlain Rise development in the highly sought-after town of Hessle. Constructed in circa 2024 and presented to an excellent standard throughout, this attractive three-bedroom home offers contemporary accommodation ideally suited to modern living.

Internally, the ground floor of the accommodation briefly comprises entrance hall opening into the lounge, and inner lobby that incorporates a cloakroom to the fitted kitchen / diner. The first floor boasts a master bedroom with en-suite, and two double bedrooms served by a well-appointed family bathroom.

Externally to the front aspect, there is a paved driveway that accommodates off-street parking for two vehicles. French doors from the dining area open onto a patio overlooking the lawned rear garden which is enclosed by boundary fencing.

Taken together, the accommodation on offer would ideally suit a young and growing family seeking to take advantage of the array of highly accessible transport links and wealth of local amenities established around the Hessle area.

Viewing at the earliest convenience is recommended to avoid disappointment.

The accommodation comprises

Front external



Externally to the front aspect, there is a paved driveway that accommodates off-street parking for two vehicles.

Ground floor

Hallway
Composite double glazed door, central heating radiator, and carpeted flooring. Leading to :

Lounge 12'11" x 11'9" maximum (3.95 x 3.60 maximum)



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

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

Cloakroom
UPVC double glazed window, central heating radiator, and tile effect laminate flooring. Furnished with a two-piece suite comprising pedestal sink with mixer tap, and low flush W.C.

Kitchen / diner 9'11" x 14'11" (3.04 x 4.57)





UPVC double glazed French doors and window, central heating radiator, and tile effect laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, plumbing for a washing machine and a range of integrated appliances including : oven with hob and extractor hood above, fridge-freezer, and dishwasher.

First floor

Landing
With access to the loft hatch, central heating radiator, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 12'0" x 8'5" (3.68 x 2.58)





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

En-suite



UPVC double glazed window, central heating radiator, and tile effect laminate flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower, wash basin with mixer tap, and low flush W.C.

Bedroom two 10'6" x 5'6" (3.22 x 1.68)



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

Bedroom three 9'7" x 6'10" maximum (2.93 x 2.10 maximum)



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

Bathroom



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

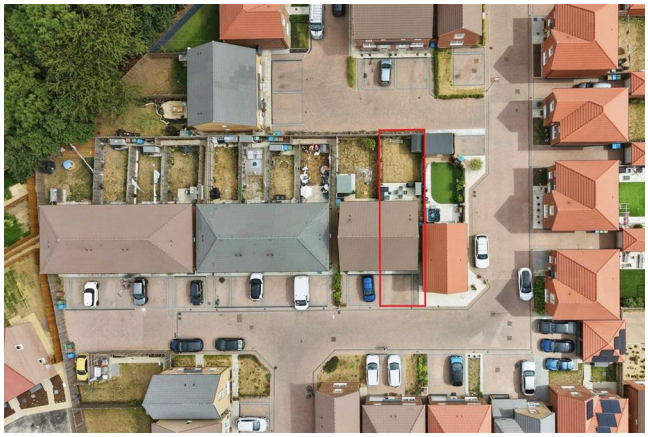
Rear external





French doors from the dining area open onto a patio overlooking the lawned rear garden which is enclosed by boundary fencing.

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 - HES239042000
Council Tax band - C

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / O2
Broadband - 1000 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.

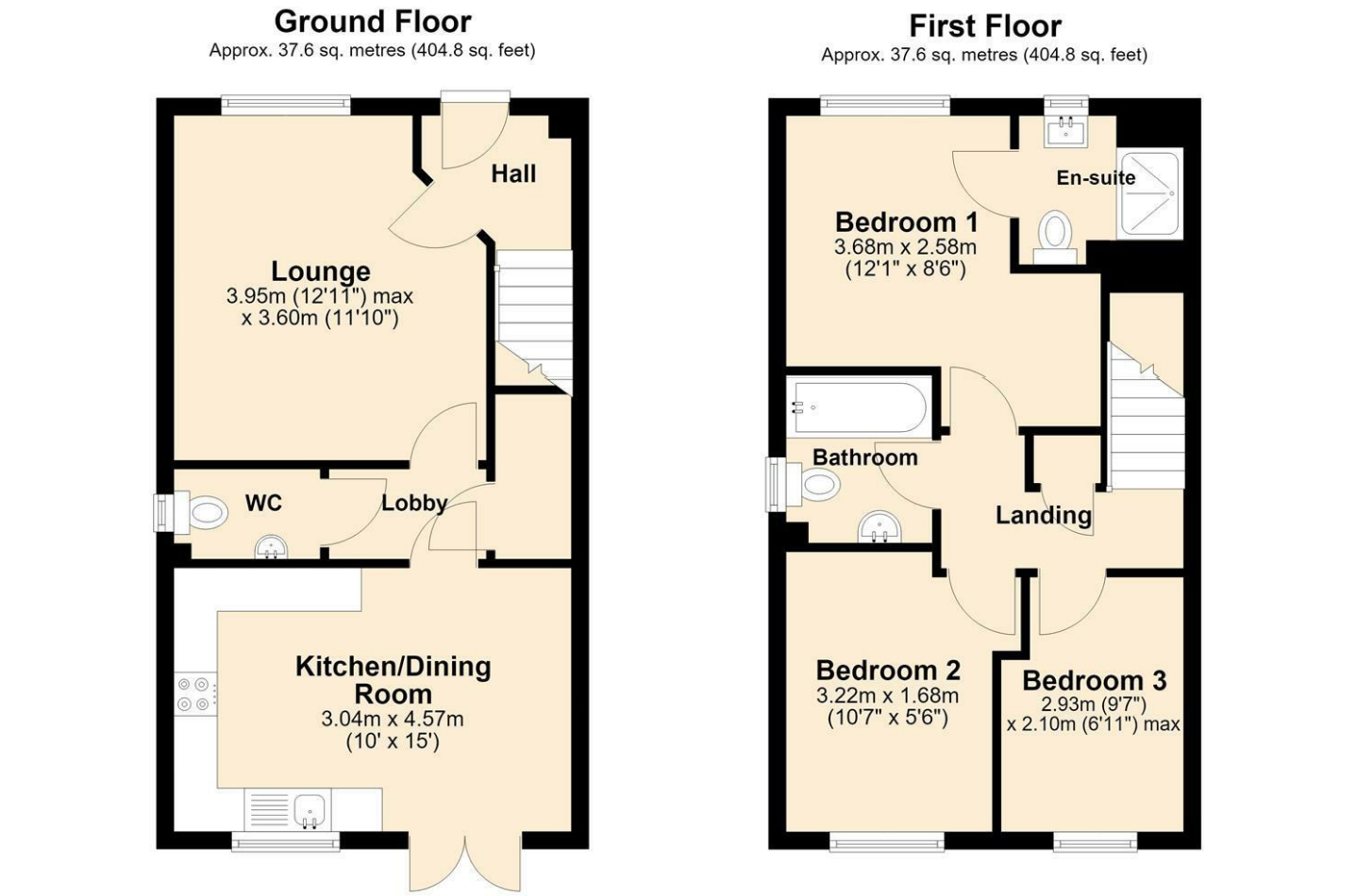
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All 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.

Estate Fees

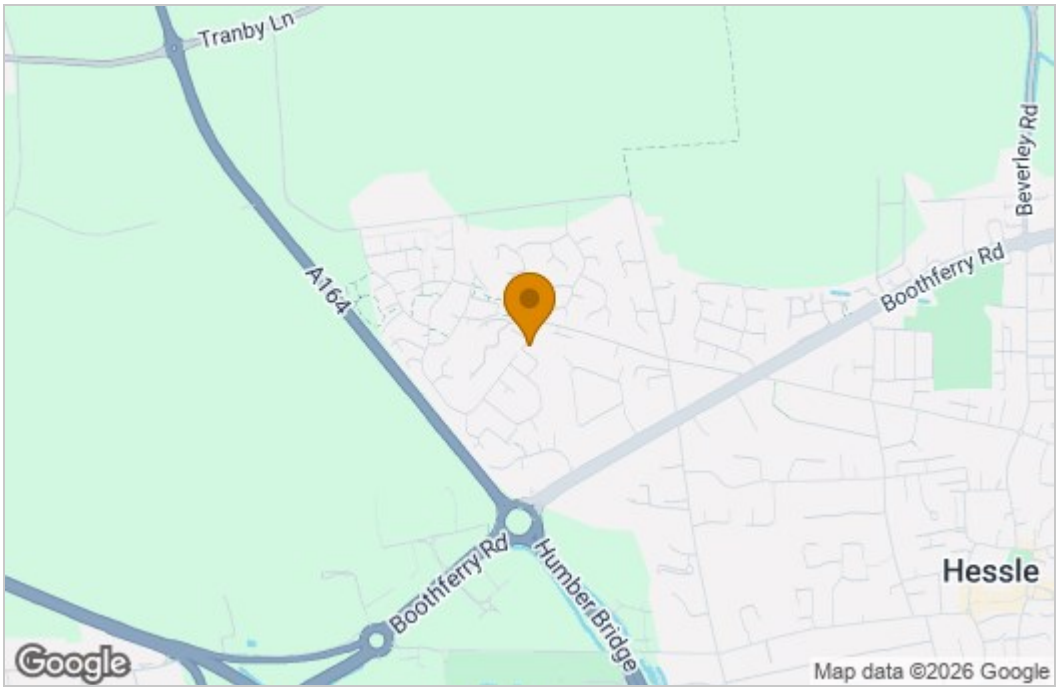
We understand that an estate fee is payable every six months for this property of approx £79.00 and additional costs may be incurred transferring the deed of ownership from vendor to purchaser

Floor Plan

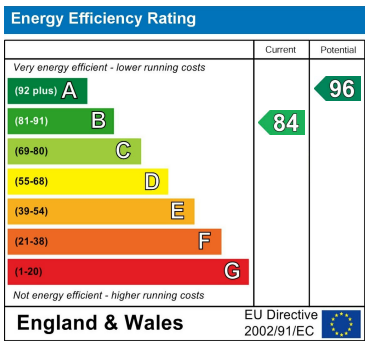


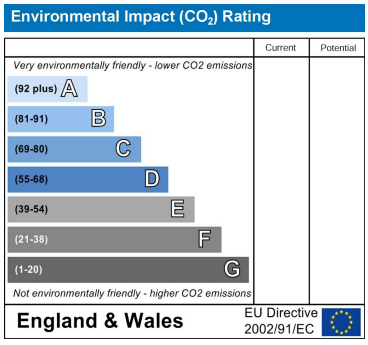
Total area: approx. 75.2 sq. metres (809.5 sq. feet)

Area Map



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

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