



## 51 Danes Drive, Hessle, HU13 0BN

**£159,950**

\*\* NO ONWARD CHAIN \*\*

Introducing this recently refurbished end terrace property which occupies a corner plot on a sought after residential location in Hessle, and enjoys close proximity to The Square and the Weir.

Internally, the layout briefly comprises entrance hall incorporating a cloakroom, spacious lounge with dual aspect windows, and fitted kitchen with utility room off; there are two double bedrooms with built-in storage, a good third bedroom, and a bathroom to the first floor.

Externally to the front aspect, there is a lawned garden with fencing to the surround. A side gate opens to the rear garden which is also laid to lawn, and complemented with patio seating areas.

Taken together, the accommodation on offer would make an ideal step onto the property ladder for a first time buyer, or starter home for a young family.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

#### Front external



Externally to the front aspect, there is a lawned garden with fencing to the surround. A side gate opens to the rear garden.

#### Ground floor

##### Hall

UPVC double glazed door, central heating radiator, and laminate flooring. Leading to :

##### Cloakroom

UPVC double glazed window, laminate flooring, and furnished with a low flush W.C.

#### Lounge 18'0" x 10'6" (5.51 x 3.22 )



Two UPVC double glazed windows with a dual aspect, two central heating radiators, and carpeted flooring.

#### Kitchen 15'1" x 8'7" (4.60 x 2.64 )



UPVC double glazed door and windows, central heating radiator, laminate flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, and integrated oven with hob and extractor hood above.

#### Utility room 8'11" x 5'6" (2.72 x 1.69 )



UPVC double glazed door and window, under stairs and built-in storage cupboard, and laminate flooring.

#### First floor

##### Landing

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

#### Bedroom one 15'4" x 9'1" (4.69 x 2.78 )



UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

#### Bedroom two 12'2" x 8'9" (3.71 x 2.67 )



UPVC double glazed window, central heating

radiator, built-in storage cupboard, and carpeted flooring.

Bedroom three 12'4" x 5'9" (3.77 x 1.76 )



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

Bathroom 5'8" x 5'5" (1.74 x 1.66 )



UPVC double glazed window, central heating radiator, fully tiled walls with panne Int to splashback areas and laminate flooring, and furnished with a three-piece suite comprising 'P' shaped panelled bath with mixer tap / shower with waterfall feature, vanity sink with mixer tap, and low flush W.C.

Rear external



The enclosed rear garden is also laid to lawn, and complemented with patio seating areas.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - HES091051000

Council Tax band - A

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 20 Mbps / 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.

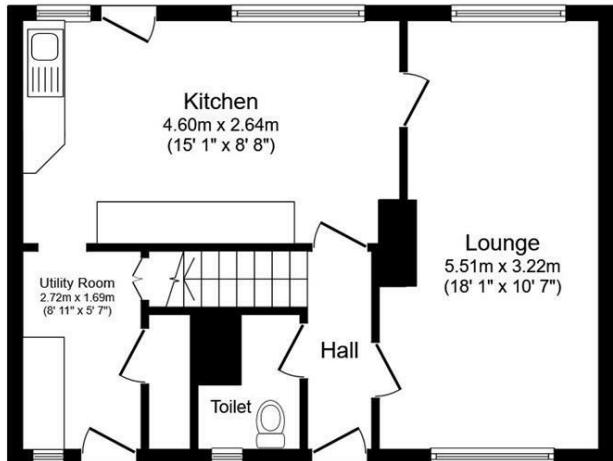
#### Free Market Appraisals / Valuations

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.

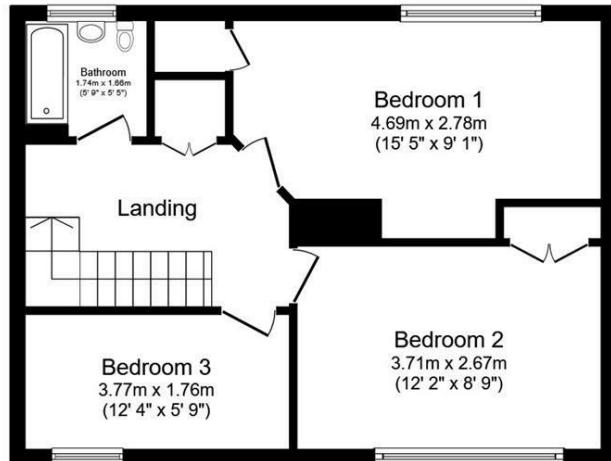
#### Whitakers Estate Agent Declaration

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



**Ground Floor**  
Floor area 50.2 sq.m. (540 sq.ft.)

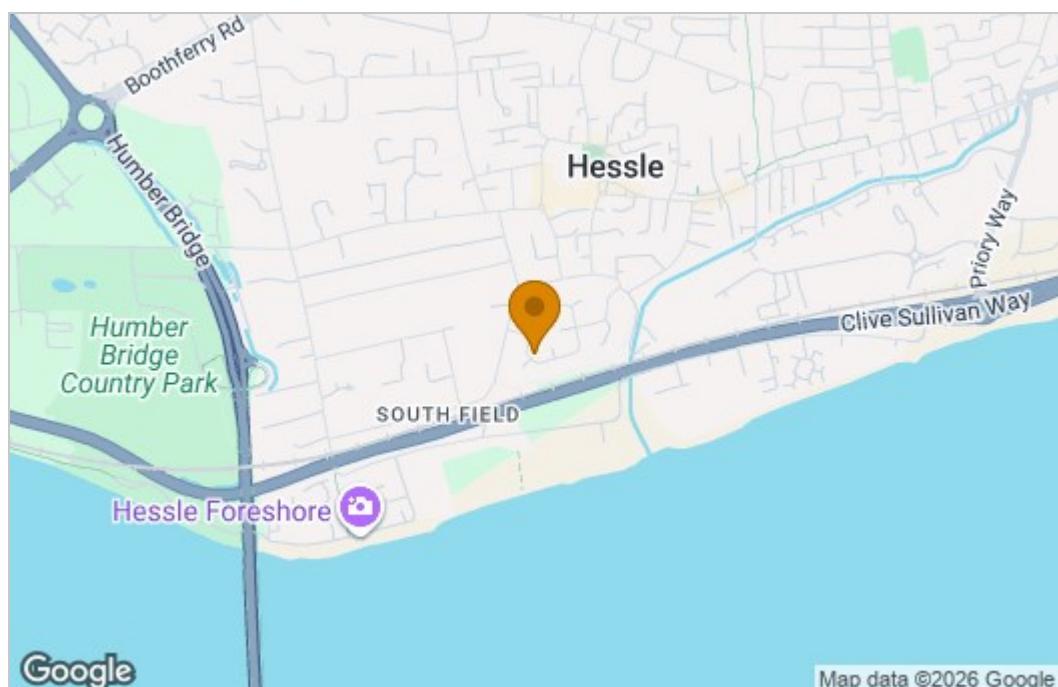


**First Floor**  
Floor area 50.2 sq.m. (540 sq.ft.)

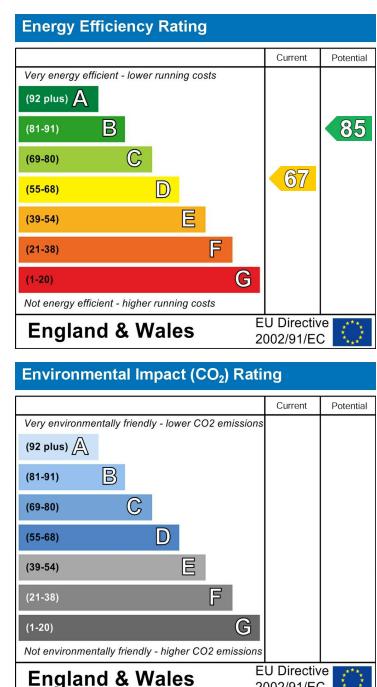
**Total floor area: 100.3 sq.m. (1,080 sq.ft.)**

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](http://www.Propertybox.io)

## 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.