



7, Cherry Avenue,  
Hessle, HU13 0QT  
£247,000



## ABOUT THE PROPERTY

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Looking for a homely property in a quiet cul-de-sac, then look no further. This house is only 10 years old and still under NHBC Warranty.

A contemporary style breakfast kitchen with views onto a well maintained garden with summer house and pergola and the benefit of artificial turf. A lovely entrance hallway with downstairs WC off and stairs to first floor. Lounge has feature electric fire and surround. To the first floor there is a family bathroom and three bedrooms. There is a single detached garage and driveway.

EPC RATING - B COUNCIL TAX BAND C - FREEHOLD







Tenure: Freehold  
Band: C

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALLWAY

### LOUNGE

4.217 x 3.374 (13'10" x 11'0")

UPVC double glazed window to the front, electric fireplace with wood surround & hearth, radiator.

### BREAKFAST KITCHEN

4.917 x 3.638 (16'1" x 11'11")

Fitted with wall, drawer & base units with complimentary wood effect work surfaces over & breakfast bar, integrated fridge/freezer, integrated dishwasher & washing machine, two integrated electric oven, four ring electric hob with stainless steel extractor, white ceramic one and half bowl sink with mixer tap, space for kitchen table, access boiler, tiled flooring, radiator, UPVC double glazed window, UPVC double glazed French doors leading to rear garden.

### DOWNSTAIRS W.C

1.803 x 1.161 (5'10" x 3'9")

UPVC double glazed opaque window, low level W.C, pedestal wash hand basin, radiator, access to consumer unit.

### BEDROOM ONE

4.194 x 2.883 (13'9" x 9'5")

UPVC double glazed window to the front, built in wardrobes, radiator.

### BEDROOM TWO

2.879 x 3.420 (9'5" x 11'2")

UPVC double glazed window to the rear, built in wardrobes, radiator.

### BEDROOM THREE

2.171 x 3.034 (7'1" x 9'11")

UPVC double glazed window to the front, over stairs cupboard, radiator.

### BATHROOM

1.930 x 1.980 (6'3" x 6'5")

UPVC double glazed opaque window to the rear, panelled bath with shower over, wall mounted sink, low level W.C, recessed spotlights, fully tiled walls, tiled floor & heated towel rail.

### LANDING

Loft access hatch.

## OUTSIDE

To the front of the property is driveway for two cars which leads to garage, an area that is laid to lawn, with paved pathways.

To the rear of the property is secure garden which is laid with artificial turf, raised borders, summerhouse, paved patio area with wooden pergola.

## ADDITIONAL INFORMATION

COUNCIL TAX BAND C - EPC RATING B

\*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

\*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

\*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

## SERVICES

Mains gas, electricity, water & drainage are connected.

## APPLIANCES

No appliances have been tested by the Agent.



#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.