Riverside



53 Eastgate

, Hessle, HU13 9LL

Guide price £120,000

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Ground Floor

Entrance Hallway
Entrance to the side via glazed door, under stair storage space, open plan to kitchen/diner and door to lounge.

Lounge
11'1" x 13'2" (3.40m x 4.02m)
With UPVC double glazed window to the front, feature fireplace, laminate flooring and radiator.

Dining Kitchen
12'10" x 10'2" (3.92m x 3.11m)
With UPVC double glazed window to the side. Fitted with a range of base and wall mounted units, laminated work surfaces and tiling to the splashback areas, inset stainless steel sink unit and space for free standing cooker and fridge freezer. With space for dining table, radiator and fixed staircase to the first floor.

Rear Lobby
With door to the rear yard and a utility cupboard housing the gas boiler and plumbing for washing machine.

Bathroom
5'11" x 6'5" (1.81m x 1.97m)
With UPVC double glazed window to the side. Fitted with a three-piece suite in white comprising panelled bath with shower over, pedestal sink and low level WC. With laminate flooring, fully tiled walls and radiator.

First Floor

Central Landing

Bedroom One
11'3" x 13'0" (3.44m x 3.97m)
A double bedroom to the front with UPVC double glazed window, fitted wardrobes for storage, carpet flooring and radiator.

Bedroom Two
10'4" x 13'0" (3.17m x 3.97m)
Second double bedroom to the rear with UPVC double glazed window to the side, fixed staircase to the loft room behind door, carpet flooring and radiator.

Loft Space
18'0" x 12'0" (5.50m x 3.66m)
A useful boarded loft with roof window to the front and radiator.

Externally
Outside, to the side is off street parking for small vehicle via dropped kerb, a courtyard garden and the rear has a small yard with gated access to passage way beyond.

Council Tax Band
We have been advised the property is council tax band A, 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.









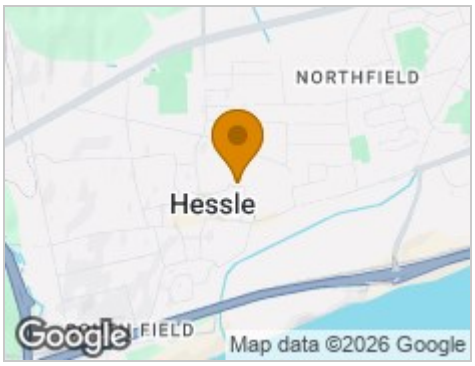
Road Map



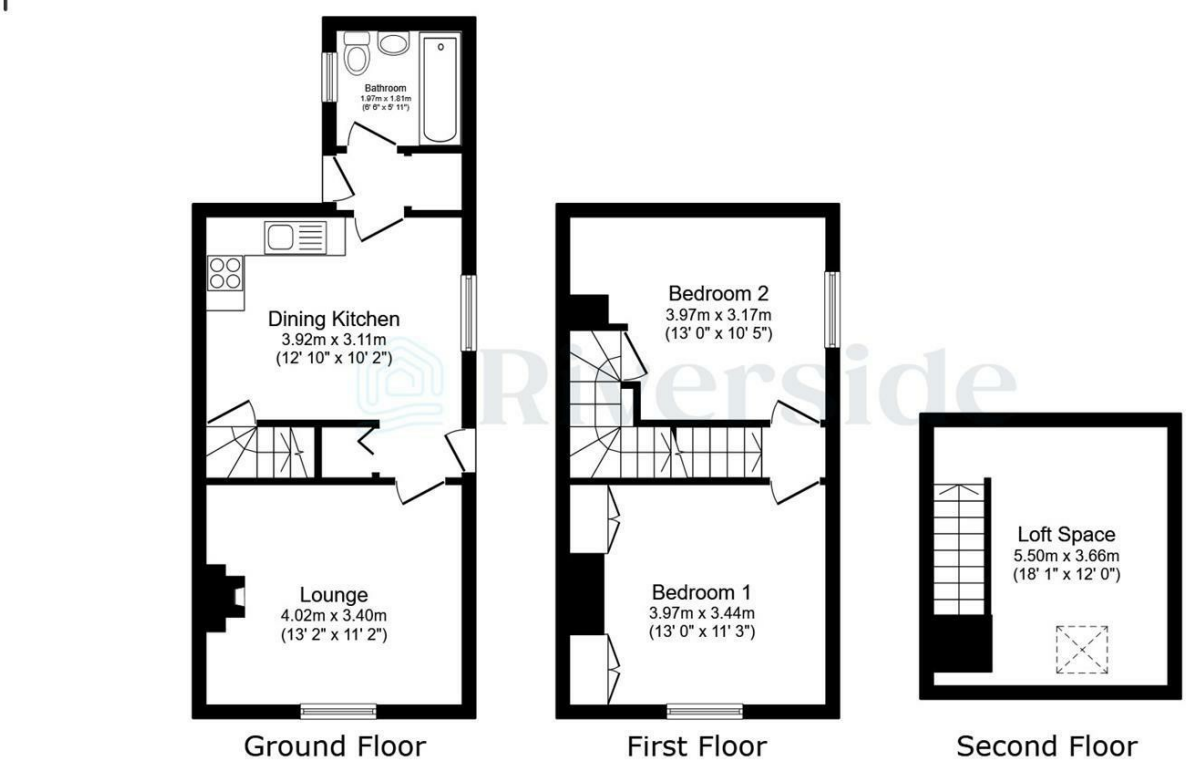
Hybrid Map



Terrain Map



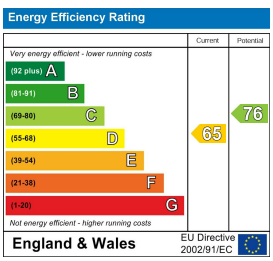
Floor Plan



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

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