



79 Northfield Avenue, Hessle, HU13 9DL

£140,000

Whitakers Estate Agents are pleased to introduce this neatly presented two bedroom mid-terrace property in Hessle which would make an ideal step onto the property ladder for a first time buyer, or starter home for a young family.

Externally to the front aspect, there is a gravelled garden, enclosed to the boundary by wooden fencing

Upon entering, the resident is greeted by an entrance lobby that follows into a bay fronted lounge, and fitted kitchen with adjoining utility room.

A fixed staircase rises to the first floor which boasts a master bedroom, a second bedroom with fitted storage cupboard, and a bathroom furnished with a three-piece suite.

A door in the utility room opens onto a raised patio seating area with steps leading down onto a lawned garden. A path leads to a hardstand, and gate in the boundary fencing that opens onto the vehicle accessible ten-foot, and space for off-street parking.

The accommodation comprises

Front external

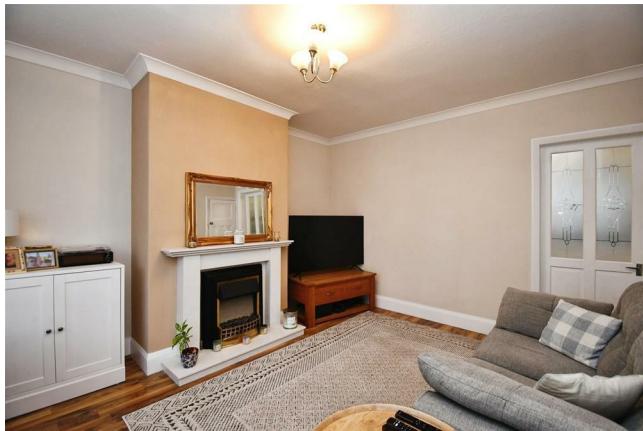
Externally to the front aspect, there is a gravelled garden, enclosed to the boundary by wooden fencing,

Ground floor

Hall

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

Lounge 14'11" x 12'1" (4.57 x 3.70)



UPVC double glazed bay window, central heating radiator, fireplace with marbled inset / hearth and surround, under stairs storage cupboard, and laminate flooring.

Kitchen 15'1" x 7'10" (4.61 x 2.39)



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

Utility room 5'7" x 5'3" (1.71 x 1.62)



UPVC double glazed door and window, central heating radiator, and laminate flooring. Fitted with floor and eye level u it's, worktop with splashback tiles above, sink with mixer tap, and plumbing for a washing machine.

First floor

Landing

With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 15'1" x 11'3" maximum (4.61 x 3.44 maximum)



Two UPVC double glazed windows, central heating radiator, and carpeted flooring.

Bedroom two 9'1" x 8'10" (2.77 x 2.70)



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

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled with Vinyl flooring. Furnished with a three-piece suite comprising panelled bath with dual taps and mixer shower, pedestal sink with dual taps, and low flush W.C.

Rear external



A door in the utility room opens onto a raised patio seating area with steps leading down onto a lawned garden. A path leads to a hardstand, and gate in the boundary fencing that opens onto the vehicle accessible ten-foot, and space for off-street parking.

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 - HES244079000

Council Tax band - A

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 15 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.

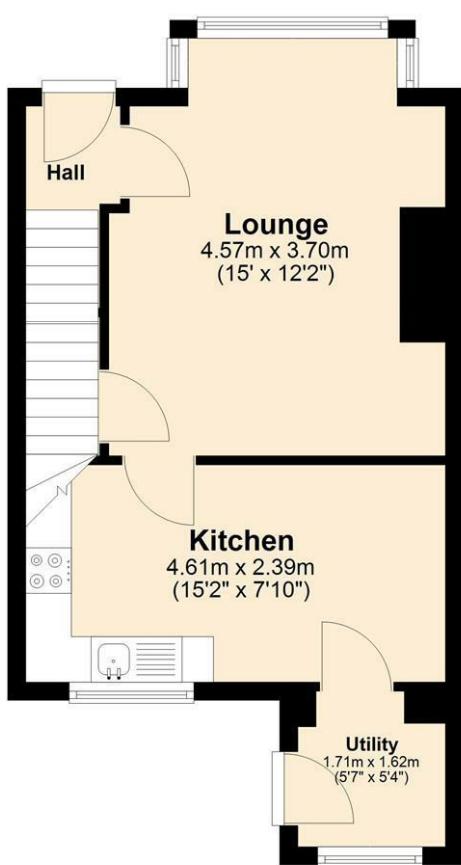
Whitakers Estate Agent Declaration

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

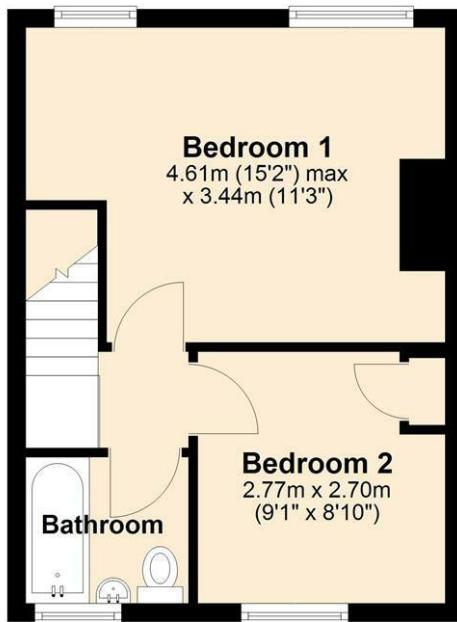
Ground Floor

Approx. 33.7 sq. metres (363.2 sq. feet)



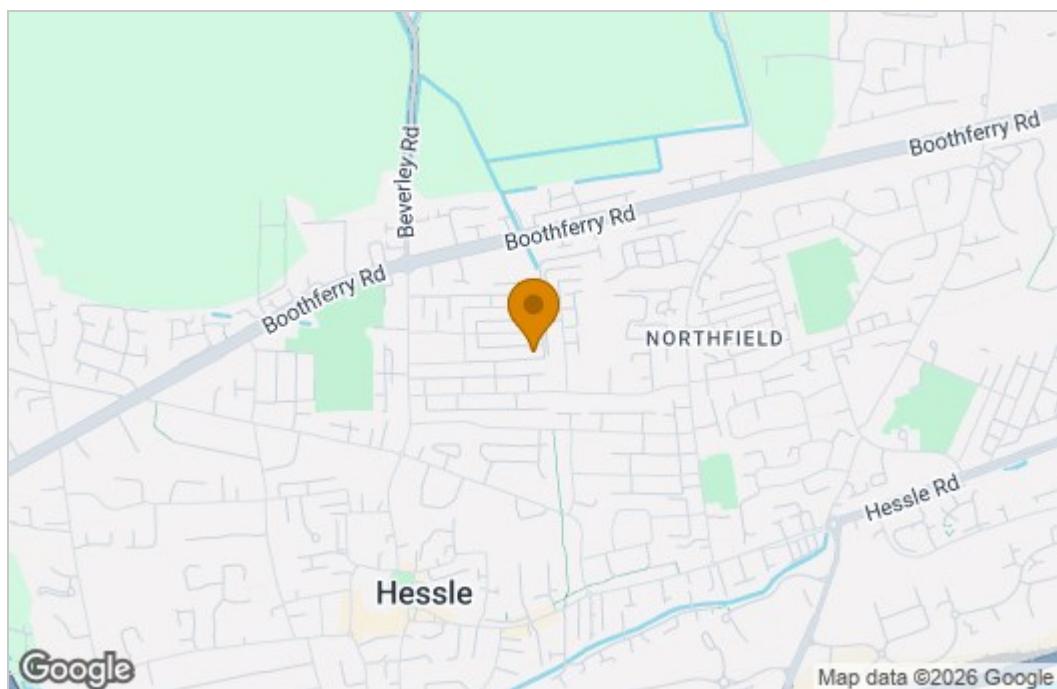
First Floor

Approx. 29.0 sq. metres (312.5 sq. feet)

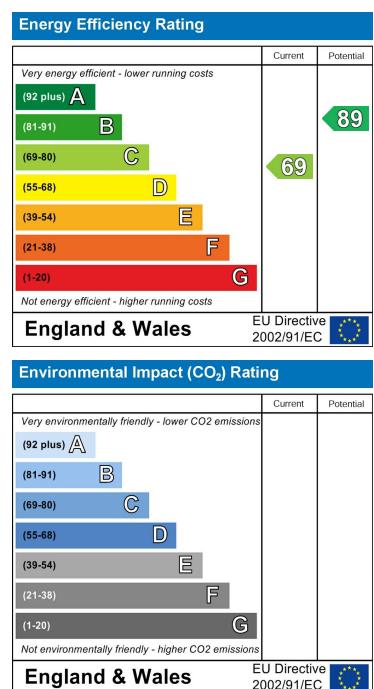


Total area: approx. 62.8 sq. metres (675.7 sq. feet)

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.