

# Whitakers

Estate Agents



## 46 Fishemore Avenue, Hessle, HU13 9JP

**£210,000**

\*\* NO ONWARD CHAIN \*\*

Whitakers Estate Agents are delighted to present this recently refurbished traditional property, this includes a full re-wire, a brand new heating system inclusive of a new boiler, all new windows and doors and a new bathroom and kitchen. This property is ideally suited to a growing family seeking a home that is ready to move into upon completion.

Externally, the front approach features a generous paved forecourt providing off-street parking for multiple vehicles, accessed via a dropped kerb.

Upon entering, the resident is welcomed by an inviting entrance hall leading through to a bay-fronted lounge, and an open-plan kitchen/dining room.

A fixed staircase rises to the first floor, which comprises a spacious master bedroom with access to the loft space, a second double bedroom, and a well-proportioned third bedroom. These are all served by a bathroom furnished with a modern three-piece suite.

To the rear, access is gained via a sheltered side passage, which offers useful storage and a cloakroom. This in turn leads out to a patio area overlooking an enclosed garden, mainly laid to lawn with raised planting borders and enclosed by fencing.

## Location

The property is ideally situated within the highly sought-after residential area of Hessle, well regarded for its excellent range of local amenities, schooling, and transport connections. Families are particularly well served by a number of reputable schools, including Hessle High School, Penshurst Primary School and All Saints Church of England Junior School, all within convenient reach. A variety of everyday amenities can be found nearby at The Hessle Square,, offering supermarkets, independent shops, cafés, and essential services, while larger retail options are available at St Andrew's Quay Retail Park. For commuters, the area benefits from excellent road links via the A63 road, providing direct access to Hull city centre and the wider motorway network, as well as convenient rail connections from Hessle railway station. Additionally, the nearby Humber Bridge offers easy access to the south bank, further enhancing the area's connectivity.

The accommodation comprises

## Front external



Externally to the front aspect, there is a large paved forecourt that accommodates off-street parking for multiple vehicles via the dropped kerb.

## Ground floor

### Hall

Composite double glazed door with side window, central heating radiator, and laminate flooring. Leading to :

## Lounge 14'10" x 13'1" (4.53 x 4.00 )



UPVC double glazed bay window, central heating radiator, and laminate flooring.

## Open plan kitchen / dining room



## Dining room 9'11" x 9'4" (3.03 x 2.87 )



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

Kitchen 9'10" x 10'2" (3.01 x 3.10 )



UPVC double glazed door and window, and laminate flooring. Fitted with floor and eye level units, worktops with splashback upstand above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

First floor

Landing

Fully boarded out, and leading to :

Bedroom one 13'8" x 12'3" (4.18 x 3.75 )



With access to the loft hatch, UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom two 11'0" x 13'2" (3.36 x 4.02 )



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

Bedroom three 9'5" x 7'5" (2.89 x 2.28 )



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

Bathroom



UPVC double halved window, central heating radiator, and partly tiled walls with laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, vanity sink with mixer tap, and low flush W.C.

Second floor

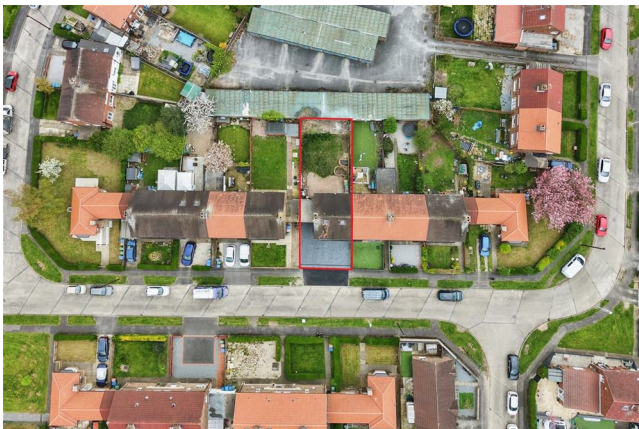
Loft space 12'10" x 16'2" (3.92 x 4.94 )  
Two roof windows, walk-in wardrobe, storage in the eaves.

Rear external

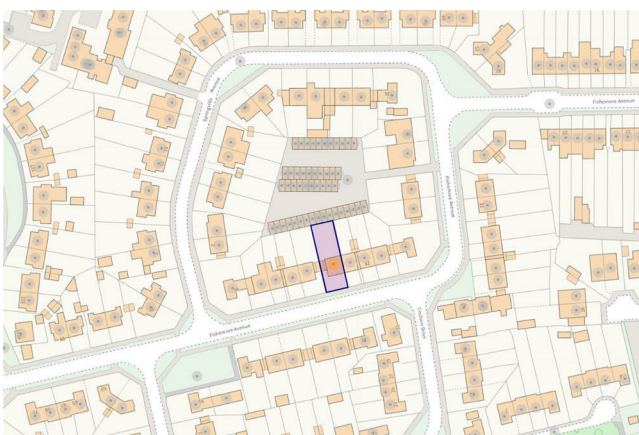


To access the rear, the resident exits the property through the kitchen, and into the sheltered side passage which incorporates useful storage and a cloakroom. This opens onto a patio that overlooks an enclosed garden that is laid to lawn with raised planting borders, and fencing to the surround.

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 - HES123046000

Council Tax band - A

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Medium

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

Broadband - 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

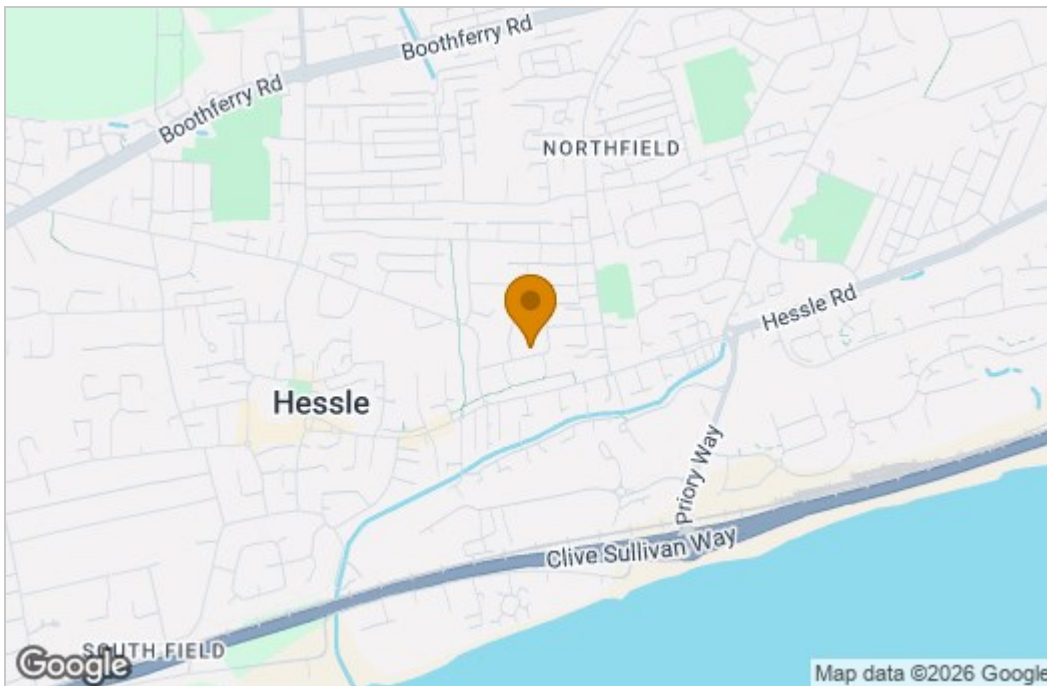
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# Floor Plan

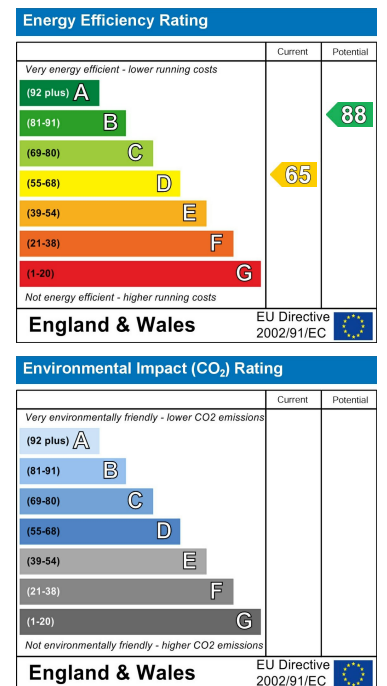


Total area: approx. 111.7 sq. metres (1201.9 sq. feet)

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.