

# Whitakers

Estate Agents



## 55A Northfield Avenue, Hessele, HU13 9DL

**Offers In The Region Of £155,000**

No Onward Chain

Located in the ever-popular town of Hessele, this deceptively spacious two-bedroom home is offered to the market with no onward chain. Ideally positioned for a wide range of local amenities and well-regarded schools, it presents an excellent opportunity for first-time buyers, young families, or downsizers seeking a convenient and desirable location.

The accommodation briefly comprises an entrance leading into a generous 21ft open-plan lounge/dining area, creating a bright and versatile living space. To the rear is a lobby area, a downstairs W/C, and a modern fitted kitchen.

To the first floor are two well-proportioned bedrooms, including a principal bedroom with built-in wardrobes, along with a well-presented family bathroom suite.

Externally, the property benefits from a low-maintenance front garden and side access to the rear. To the rear, there is an enclosed garden featuring a raised decked seating area, ideal for outdoor dining and entertaining and a useful wooden summerhouse. There is also access to a ten foot.

Offered with no onward chain, this home is ready for immediate occupation, making it a straightforward and appealing purchase for a variety of buyers.

## The Accommodation Comprises

### Front External



### Ground Floor

Porch 6'8 x 2'1 (2.03m x 0.64m)

Double glazed sliding doors leading to the porch with a tiled floor.

### Hallway

With laminate flooring and central heating radiator.

Lounge / Diner 21'2 x 14'3 max (6.45m x 4.34m max)



Upvc double glazed by window to the front aspect and Upvc double glazed window looking out to the rear garden, laminate flooring, wall mounted Gas fire with a decorative tiled inset and a tiled hearth with a wooden surround, under stairs store cupboard and two central heating radiators.

Rear Lobby 5'4 x 4'6 (1.63m x 1.37m)

With tiled flooring, central heating radiator and Upvc double glazed door and access to the down stairs W.C.

### W/C

With a low flush toilet and corner wash basin.

Kitchen 9'9 x 7'9 (2.97m x 2.36m)



With a range of floor and eye level units and complimentary work surfaces above, Oven, Hob and Hood above. Integrated dishwasher, sink with mixer tap and Upvc double glazed window over looking the garden.

### First Floor

#### Landing

Doors leading to both bedrooms and the family bathroom suite. Upvc double glazed window to the side aspect.

Bedroom One 12'4 tfw x 10'8 ( 3.76m tfw x 3.25m)



With built in wardrobes, laminate flooring, central heating radiator and 2 X Upvc double glazed windows.

### Bedroom Two 10'1 x 7'7 (3.07m x 2.31m)



Upvc double glazed window and central heating radiator.

### Bathroom 6'10 x 6'0 (2.08m x 1.83m)



Panelled bath, low flush toilet and pedestal sink. Upvc double glazed window, with a tiled floor.

### External



Walled front garden mainly laid to stone with mature bushes. Side access leads to the rear garden. Externally to the rear is an enclosed garden which again is mainly laid to stone with a raised decked seating area and wooden summer house and access to a ten foot.

### EPC rating

EPC rating - D

### Tenure

This property is Freehold

### Council Tax

Council Tax band - B

Local Authority - East Riding Of Yorkshire

### 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.

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE Vodafone Three O2

Broadband -Basic 15 Mbps Ultrafast 10000 Mbp

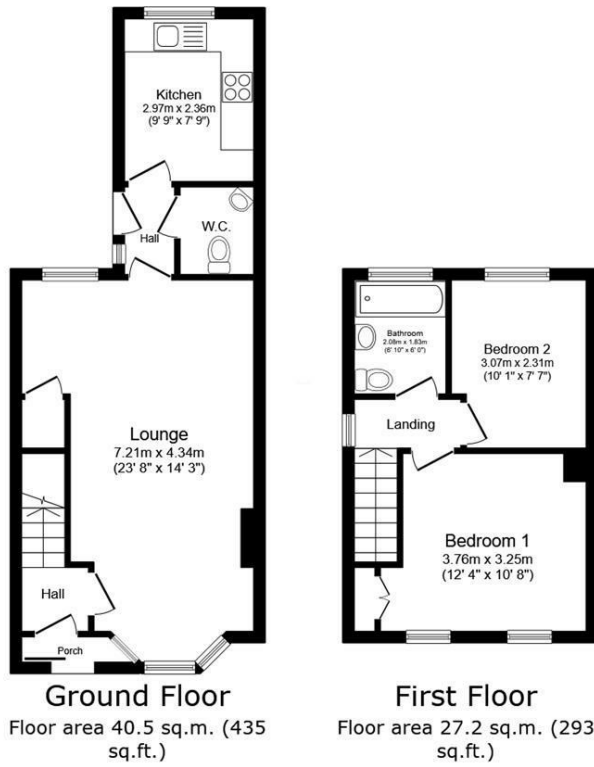
Coastal Erosion - N/A

Coalfield or Mining Area - N/A

### 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.

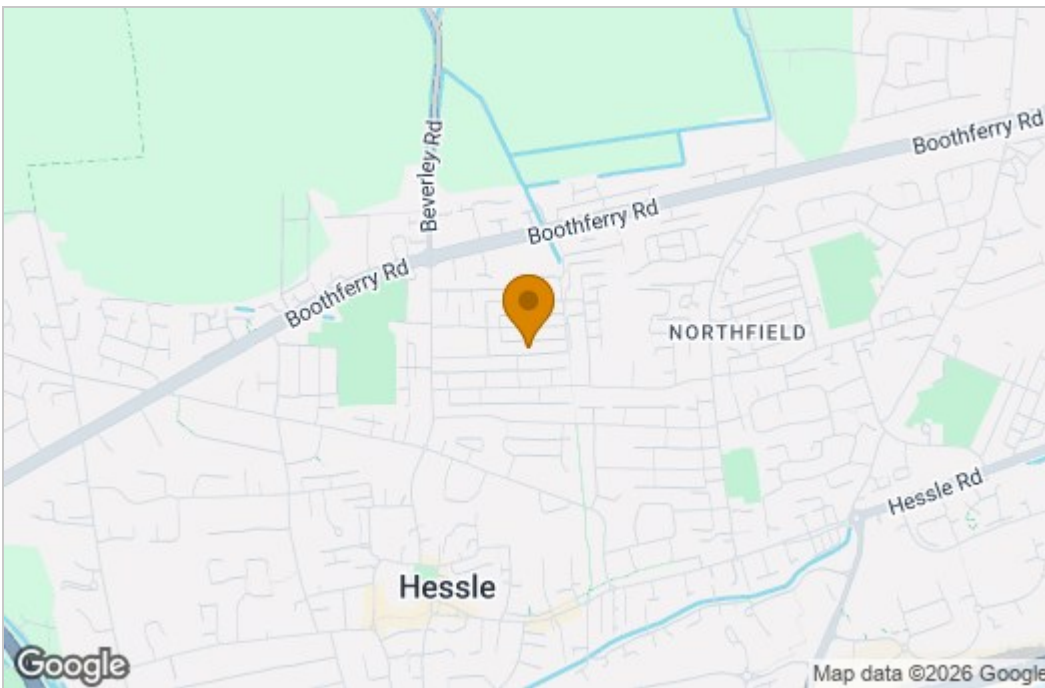
# Floor Plan



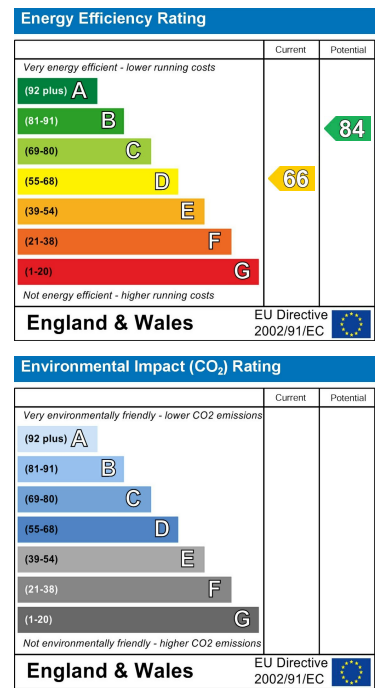
Total floor area: 67.7 sq.m. (729 sq.ft.)

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

# Area Map



# Energy Efficiency Graph



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