

Whitakers

Estate Agents



8 Edward Street, Hessle, HU13 9ND

£150,000

Whitakers Estate Agents are pleased to introduce this traditional mid-terrace property which has been greatly extended and enhanced from its original design to allow ample living space for a growing family seeking to reside within the Hessle Parish.

The property enjoys close proximity to Hessle's numerous local amenities, highly regarded schooling, and leisure facilities. Excellent transport links are also accessible via nearby road and rail networks, providing convenient connections to Hull city centre and the surrounding villages.

Upon entry, the resident is greeted by a hallway that opens into an open plan lounge / dining room and to a fitted kitchen extension with adjoining rear lobby and bathroom furnished with a modern suite. A fixed staircase rises to the first floor landing which incorporates access to the loft hatch, and boasts a master bedroom with useful built-in storage cupboard, and two double bedrooms.

Externally to the front approach, there is a gravelled forecourt with decorative planting, and wooden fencing to the surround. The enclosed rear garden is also low maintenance in design, being gravelled with a wooden decked seating area, and complemented with decorative planting. The residence also benefits from having a wooden storage shed with connection to lighting and power.

The accommodation comprises

Front external



Externally to the front approach, there is a gravelled forecourt with decorative planting, and wooden fencing to the surround.

Ground floor

Hallway

UPVC double glazed door, and carpeted flooring. Leading to :

Open plan lounge / dining room



Lounge 13'5" x 9'10" maximum (4.09 x 3.01 maximum)



UPVC double glazed bat window, central heating radiator, feature fireplace, and log burner.

Dining room 11'11" x 10'2" (3.65 x 3.10)



UPVC double glazed window, central heating radiator, and log burner with slate hearth / exposed brick surround and oak mantle, under stairs storage cupboard, and carpeted flooring.

Kitchen 11'10" x 7'4" (3.63 x 2.24)



UPVC double glazed windows, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, and plumbing for a washing machine, and integrated oven with hob and extractor hood above.

Rear lobby

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

Bathroom



UPVC double glazed windows, central heating radiator, worktop, plumbing for a washing machine and dryer, and fully tiled with vinyl flooring.

First floor

Landing

With access to the loft hatch, and carpeted flooring.

Bedroom one 10'8" x 13'0" (3.26 x 3.98)



Wooden double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

Bedroom two 11'4" x 7'2" (3.47 x 2.20)



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

Bedroom three 11'10" x 7'11" (3.63 x 2.43)



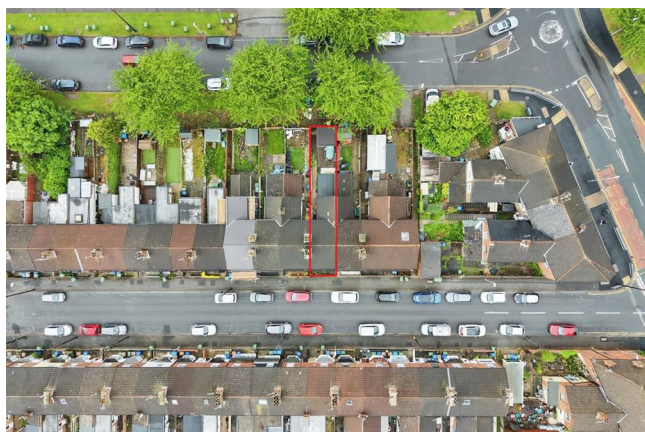
Wooden double glazed window, central heating radiator, and carpeted flooring.

Rear external



The enclosed rear garden is also low maintenance in design, being gravelled with a wooden decked seating area, and complemented with decorative planting. The residence also benefits from having a wooden storage shed with connection to lighting and power.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - HES106008000

Council Tax band - A

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three

/ O2

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to silicitors to progress a sale.

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.

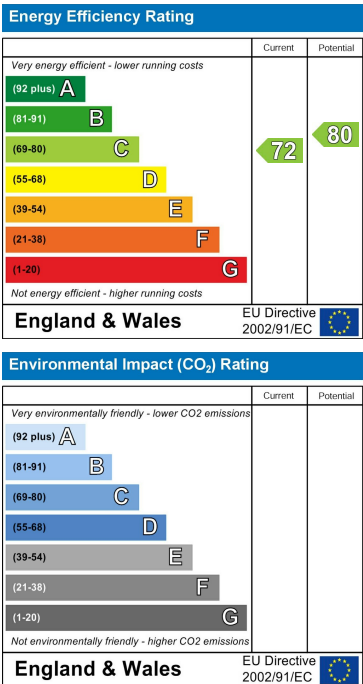
Floor Plan



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.