Whitakers
Estate Agents









42 Brigg Drive, Hessle, HU13 9HQ

£210,000

Whitakers Estate Agents are pleased to present this well-maintained semi-detached family home, ideally situated within a popular residential area close to highly regarded schools and a range of local amenities, offering spacious and thoughtfully arranged accommodation set out across three floors.

Externally to the front aspect, there is a gravelled forecourt with the kerb lowered to accommodate off-street parking. A shared side drive extends down the side of the building, towards the rear access, and a detached garage.

Upon entering, the resident is greeted by a welcoming entrance hall that opens into a spacious lounge, and kitchen / dining room with adjoining conservatory.

The first floor boasts two double bedrooms, an office with an enclosed staircase to the loft room which is currently used as an additional double bedroom, and a bathroom furnished with a three-piece suite.

French doors from the conservatory open onto a patio area that overlooks the enclosed rear garden : gravelled with a pathway leading to a wooden decking seating area.

The accommodation comprises

Front external



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Ground floor

Hall
UPVC double glazed door with side window, central heating radiator, under stairs storage cupboard, and laminate flooring. Leading to :

Lounge 15'3" x 16'6" (4.65 x 5.05)
UPVC double glazed bow window, central heating radiator, gas fireplace with decorative surround, under stairs storage cupboard, and laminate flooring.

Kitchen 9'4" x 16'5" (2.87 x 5.02)



UPVC double glazed French doors and windows, central heating radiator, and cushion effect laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, plumbing for a washing machine and dishwasher, and integrated oven with hob and extractor hood above.

Conservatory 10'5" x 9'7" (3.19 x 2.93)



UPVC double glazed throughout with a patio door to the rear garden, central heating radiator, and laminate flooring.

First floor

Landing
UPVC double glazed window, central heating radiator, and carpeted flooring. Leading to :

Bedroom one 14'2" x 9'8" (4.32 x 2.97)



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

Bedroom two 10'8" x 9'8" (3.27 x 2.96)



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

Bedroom three



UPVC double glazed window, central heating radiator, and carpeted flooring. Fixed stairs to the loft room.

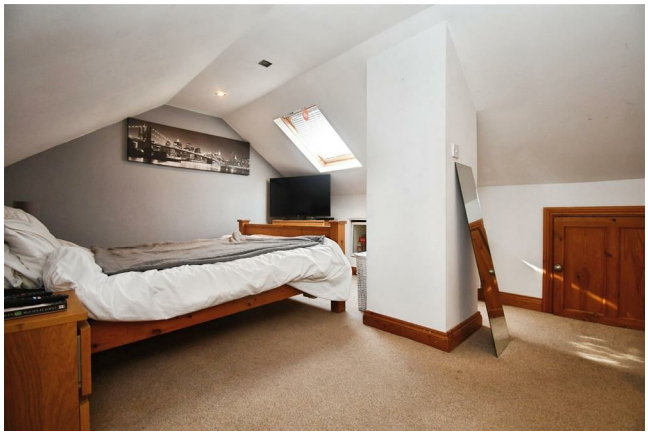
Bathroom



UPVC double glazed window, central heating radiator, and fully panelled to splashback areas with cushion effect laminate flooring. Furnished with a three-piece suite comprising ‘P’ shaped panelled bath with mixer tap and waterfall shower, vanity sink with mixer tap, and low flush W.C.

Second floor

Loft room 11'5" x 15'9" (3.48 x 4.81)



Roof style window, central heating radiator, storage in the eaves, and carpeted flooring.

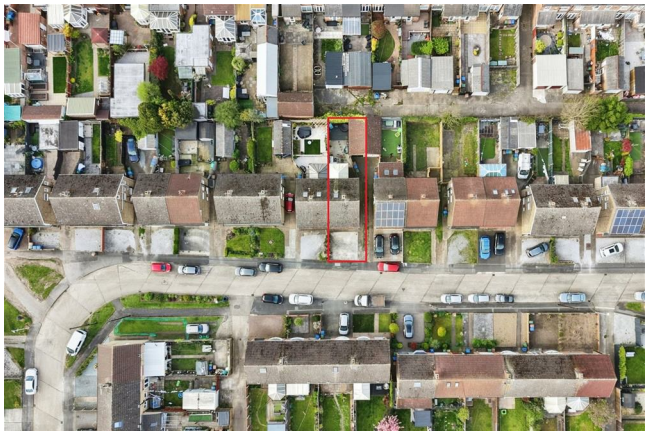
Rear external





French doors from the conservatory open onto a patio area that overlooks the enclosed rear garden : gravelled with a pathway leading to a wooden decking seating area.

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 - HES050042000
Council Tax band - B

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 7 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.

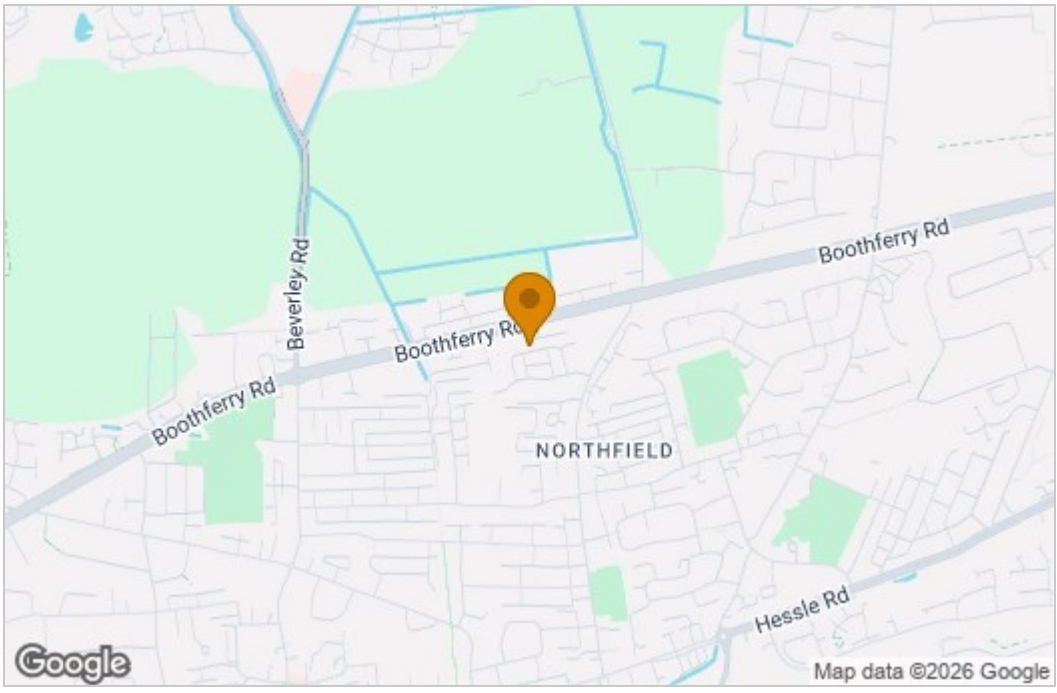
Whitakers Estate Agent Declaration
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

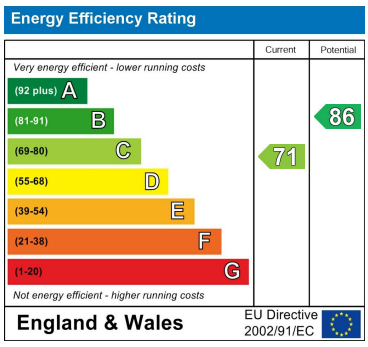


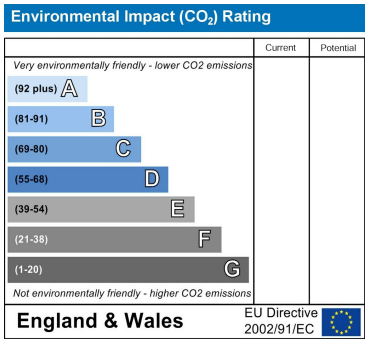
Total area: approx. 114.2 sq. metres (1229.2 sq. feet)

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.

38 Wilson Street, Anlaby, East Riding Of Yorkshire, HU10 7AN
Tel: 01482 657657 Email: anlaby@whitakers.co.uk https://www.whitakers.co.uk