Whitakers
Estate Agents









23 Barnetby Road, Hessle, HU13 9HE

£210,000

Immaculate Three Bedroom Family Home with Loft Room

Presented to the market with no onward chain, this beautifully maintained three-bedroom semi-detached home has been recently redecorated throughout and is ready for its next owners to move straight in and enjoy from day one.

The accommodation briefly comprises an inviting entrance hall, a bright and comfortable lounge, and a modern open-plan kitchen/dining area, creating the perfect space for both everyday family life and entertaining. French doors open directly onto the rear garden, allowing plenty of natural light to flow through the home.

To the first floor are three well-proportioned bedrooms, including a fitted master bedroom, together with a stylish and well-appointed family bathroom. Fixed stairs lead to a spacious loft room featuring two roof windows and useful eaves storage, offering excellent versatility for a home office, hobby room or occasional guest space.

Externally, the property enjoys a low-maintenance frontage providing off-street parking, together with a shared driveway leading to the garage. To the rear is an enclosed and easy-to-maintain garden, ideal for relaxing and enjoying the warmer months.

Combining excellent presentation, generous living space and a highly convenient location close to well-regarded schools and a wide range of local amenities, this superb home is sure to appeal to a variety of buyers.

Early viewing is highly recommended.

The Accommodation Comprises

Ground Floor

Entrance
Upvc double glazed door

Hallway
With central heating radiator

Lounge 15'2 x 16'5 max narrows to 11'3 (4.62m x 5.00m max narrows to 3.43m)



Upvc double glazed bay window and side window, central heating radiator and focal point with decorative wooden surround

Kitchen / Diner 16'5 x 9'4 (5.00m x 2.84m)





With a range of floor and eye level units and complimentary work surfaces and splash back tiling above. Oven / Hob and Hood above, sink with mixer tap and Upvc double glazed window and French doors leading to the garden

First Floor

Landing
Upvc double glazed window and fixed stairs to the loft space

Bedroom One 14'1 x 9'8 (4.29m x 2.95m)



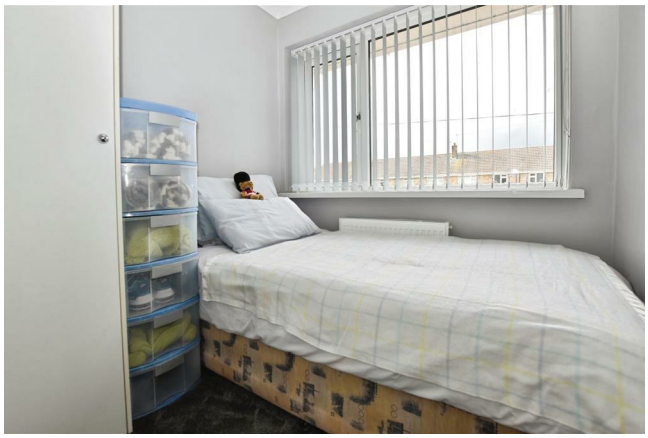
With a range of fitted wardrobes, central heating radiator and Upvc double glazed window

Bedroom Two 10'9 x 9'7 (3.28m x 2.92m)



Fitted wardrobe, Upvc double glazed window and central heating radiator

Bedroom Three 6'7 x 6'7 (2.01m x 2.01m)



Upvc double glazed window and central heating radiator

Bathroom 7'9 x 6'6 (2.36m x 1.98m)



With a panelled bath, low flush toilet and pedestal sink. Two Upvc double glazed windows and tiled walls

Loft Space 16'5 x 11'6 (5.00m x 3.51m)



Two roof windows and storage in the eaves

External





To the front is a walled low maintenance garden predominantly laid to stone designed for off street parking with shared driveway leading to the garage. The rear garden is enclosed to the boundary again low maintenance by design

EPC
EPC rating - C

Council Tax Band
Council Tax band - B
Local Authority - East Riding Of Yorkshire

Tenure
Freehold

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.

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 - None
Flood Risk - Very Low
Mobile Coverage / Signal - EE/Three/Vodaphone/O2
Broadband -Basic 20 MBPS Ultrafast 10000 MBPS
Coastal Erosion -N/A
Coalfield or Mining Area - N/A

Whitakers Estate Agent Declaration
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy

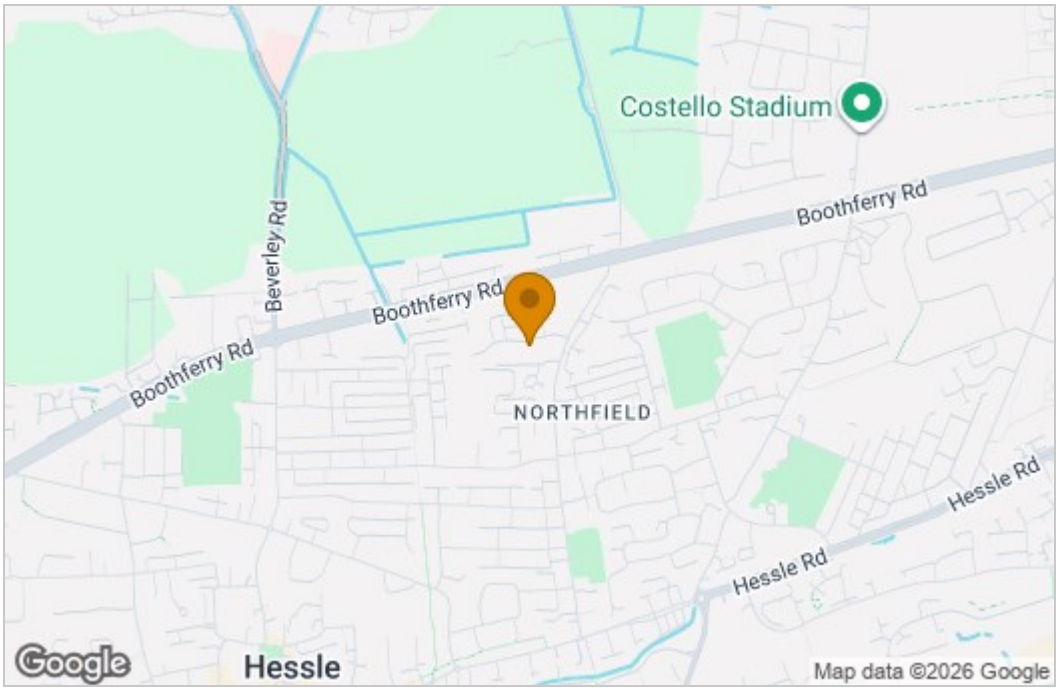
themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

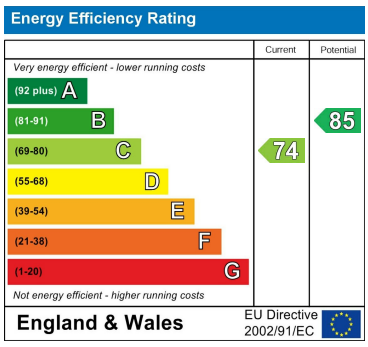
Floor Plan

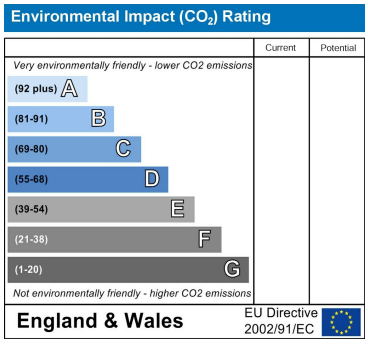


Area Map



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.

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