Whitakers
Estate Agents









27 Barnetby Road, Hessle, HU13 9HE

£205,000

Three Bedroom Semi-Detached Home | Open-Plan Kitchen Diner | Conservatory | Off-Street Parking | Garage

This well-proportioned three-bedroom semi-detached home offers versatile accommodation, ideally suited to a range of buyers, and benefits from an open-plan fitted kitchen diner, conservatory and enclosed, low-maintenance rear garden.

To the ground floor, the property briefly comprises a welcoming lounge leading through to the open-plan fitted kitchen diner, providing a practical and sociable space for everyday living and entertaining. The conservatory extends the living accommodation further, enjoying views over the rear garden.

To the first floor, there are three bedrooms, with the principal bedroom benefiting from fitted bedroom furniture, while bedrooms two and three each feature useful built-in storage cupboards. The accommodation is completed by a modern, refitted bathroom incorporating a jacuzzi bath.

Externally, the property benefits from off-street parking to the front, with a shared driveway providing access to the garage. The rear garden is enclosed and designed for ease of maintenance, offering a private outdoor space to enjoy.

The Accommodation Comprises

Entrance
Double glazed front door and side windows

Hallway
Central heating radiator and store

Lounge 15'1 x 16'7 (4.60m x 5.05m)



Upvc double glazed bay window, Gas fire with marble hearth and a wooden surround and further Upvc double glazed side window.

Kitchen / Diner 16'7 x 9'4 (5.05m 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, central heating radiator and patio doors leading to the Conservatory.

Conservatory 12'11 x 8'4 max (3.94m x 2.54m max)



Upvc double glazed with French doors and tiled floor. Central heating radiator

First Floor

Landing
Upvc double glazed window and drop down ladder to the boarded loft space.

Loft Space 12'1 x 16'5 (3.68m x 5.00m)
Drop down ladder with roof window and side window.

Bedroom One 13'11 tbw x 9'6 (4.24m tbw x 2.90m)



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

Bedroom Two 10'8 x 9'7 (3.25m x 2.92m)



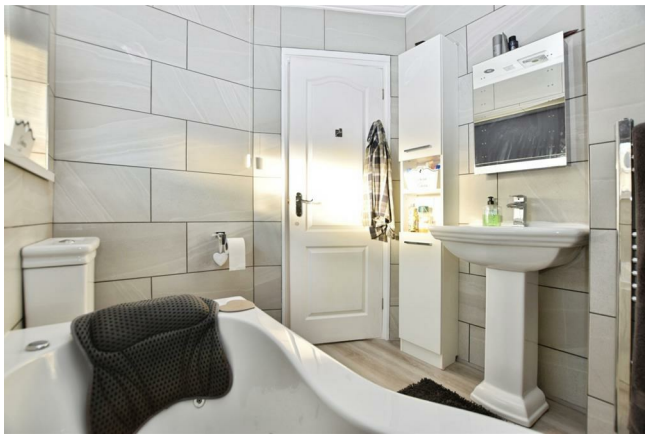
With built in store cupboard, central heating radiator and Upvc double glazed window.

Bedroom Three 9'5 x 6'7 (2.87m x 2.01m)



Central heating radiator, store cupboard and Upvc double glazed window.

Bathroom 7'8 x 6'6 (2.34m x 1.98m)



With a jacuzzi style bath, electric shower, tiled walls, low flush toilet and pedestal sink. Upvc double glazed.

External





Low maintenance front garden with shared side drive to garage. Enclosed rear garden again low maintenance by design

Council Tax

Local Authority: East Riding Of Yorkshire
Council Tax Band: B

EPC

EPC Rating: C

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 Declaration

We 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 show 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.

The agents 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.

Material Information

Construction - Standard
Conservation Area - No
Flood Risk -Very low
Mobile Coverage / Signal - EE Vodafone Three O2
Broadband - Basic 20 Mbps Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - No

Free Market Appraisals / Valuations

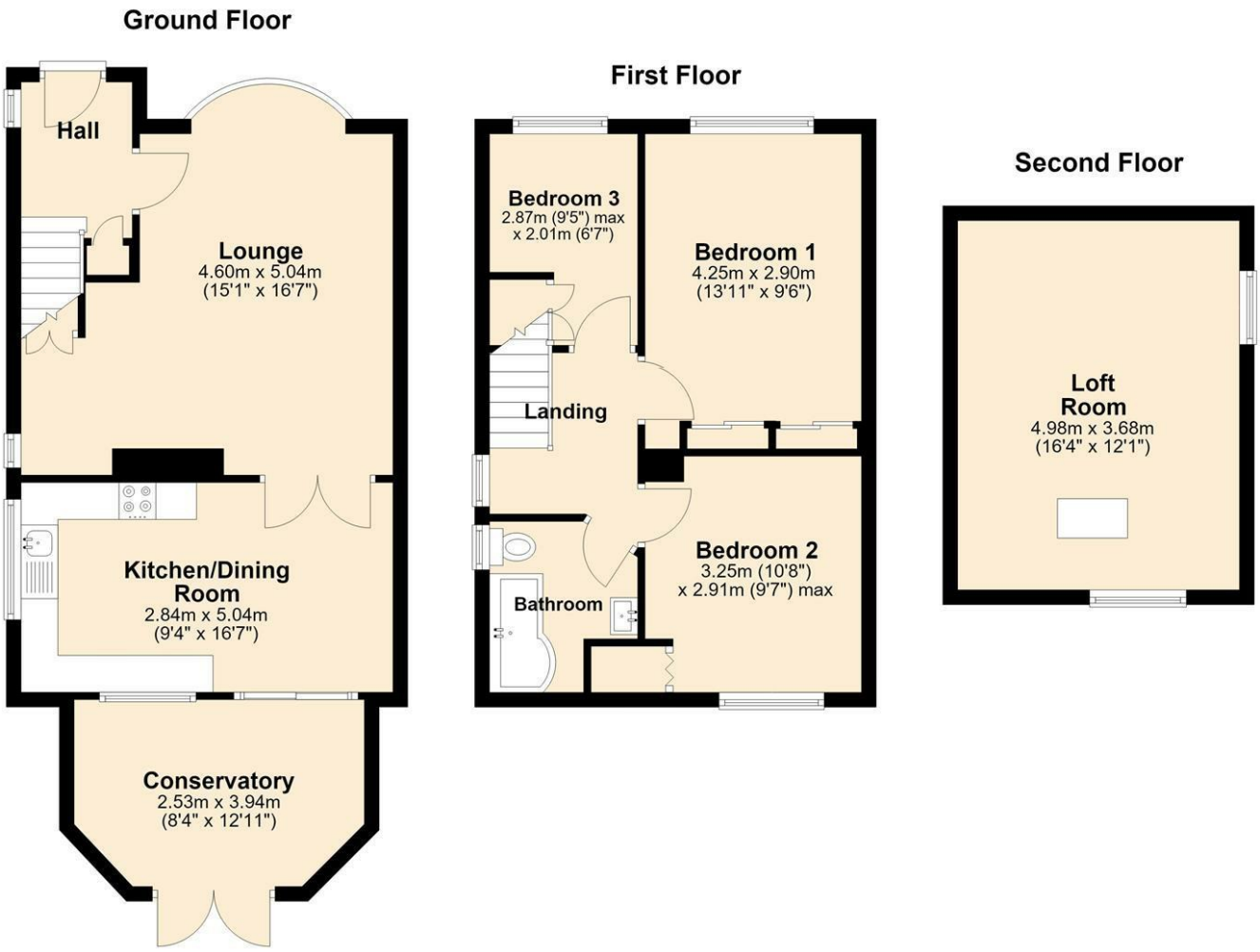
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Making an offer

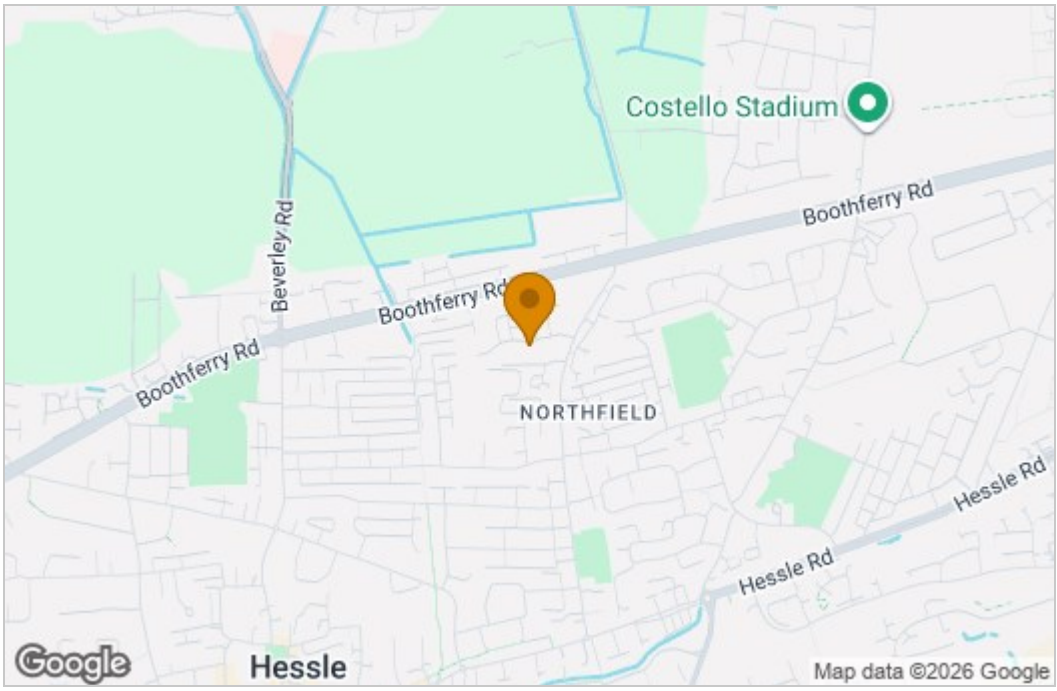
In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per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

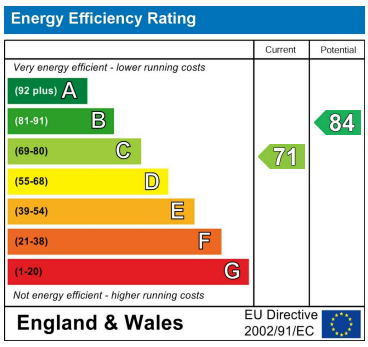
Floor Plan

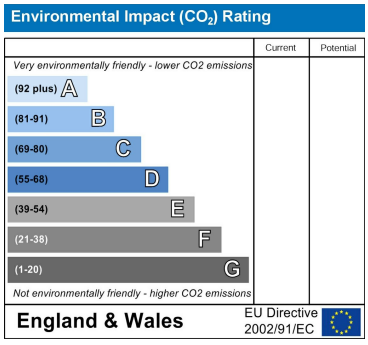


Area Map



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.

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