Whitakers
Estate Agents









95 Broad Avenue, Hessle, HU13 0FH

£350,000

Whitakers Estate Agents are delighted to introduce this beautifully presented four-bedroom detached family home, pleasantly positioned within the popular Tranby Fields development in Hessle. Offering generous and thoughtfully arranged accommodation throughout, the property represents an excellent opportunity for growing families seeking a modern home within this highly regarded residential setting.

Externally to the front, the property enjoys a lawned garden alongside a paved driveway providing ample off-street parking and access to the integral garage.

Upon entering, the resident is greeted by a welcoming entrance hall with useful storage and cloakroom. The ground floor continues to a generously proportioned lounge and an impressive kitchen/dining room which forms the heart of the home, providing a bright and sociable space with French doors opening directly onto the garden. A separate utility room adds further practicality.

A fixed staircase ascends to the first floor, where the landing provides access to four well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and its own en-suite shower room. A spacious four-piece family bathroom serves the remaining bedrooms.

French doors from the dining area open onto the enclosed rear garden, which is mainly laid to lawn and complemented by a generous patio seating area, providing an attractive and practical extension of the living space during the warmer months.

The accommodation comprises

Front external



Externally to the front, the property enjoys a lawned garden alongside a paved driveway providing ample off-street parking and access to the integral garage.

Ground floor

Entrance hall
Composite double glazed entrance door, central heating radiator, under stairs and built-in storage cupboard, and Karndean flooring. Leading to :

Cloakroom
Central heating radiator, and Karndean flooring. Furnished with a two-piece suite comprising pedestal sink with mixer tap, and low flush W.C.

Lounge 18'11" x 10'5" (5.78 x 3.18)



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

Kitchen / dining room 19'9" x 12'3" (6.02 x 3.74)





UPVC double glazed French doors with side windows, UPVC double glazed window, central heating radiators, and Karndean flooring. Fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, and a range of integrated appliances including : oven / grill, hob with extractor hood above, fridge-freezer, and dishwasher.

Utility room
Composite double glazed door, central heating radiator, and worktop with splashback upstand above. Fitted with a range of floor and eye level units with splashback upstand above, and plumbing for a washer and dryer.

First floor

Landing
With access to the loft hatch, built-in storage cupboard, central heating radiator, and carpeted flooring.

Bedroom one 16'10" x 12'6" (5.14 x 3.83)





Two UPVC double glazed windows, central heating radiator, fitted wardrobes, and carpeted flooring.

En-suite



Central heating radiator, and tile effect laminate flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap, and low flush W.C.

Bedroom two 13'5" x 11'0" (4.09 x 3.36)



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

Bedroom three 13'8" x 8'11" maximum (4.17 x 2.74 maximum)





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

Bedroom four 11'5" x 10'3" (3.50 x 3.13)



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

Bathroom



UPVC double glazed window, central heating radiator, and partly tiled with cushion effect laminate flooring. Furnished with a four-piece suite comprising panelled bath with mixer tap, walk-in enclosure with mixer shower, pedestal sink with mixer tap, and low flush W.C.

Rear external





French doors from the dining area open onto the enclosed rear garden, which is mainly laid to lawn and complemented by a generous patio seating area, providing an attractive and practical extension of the living space during the warmer months.

Additional features

The residence also benefits from having an external tap, and power sockets.

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 - HES195095000
Council Tax band - D

EPC rating

EPC rating - B

Estate Fees

We understand that an estate fee is payable annually for this property and additional costs may be incurred transferring the deed of ownership from vendor to purchaser.

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Ultrafast 1000 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.

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.

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.

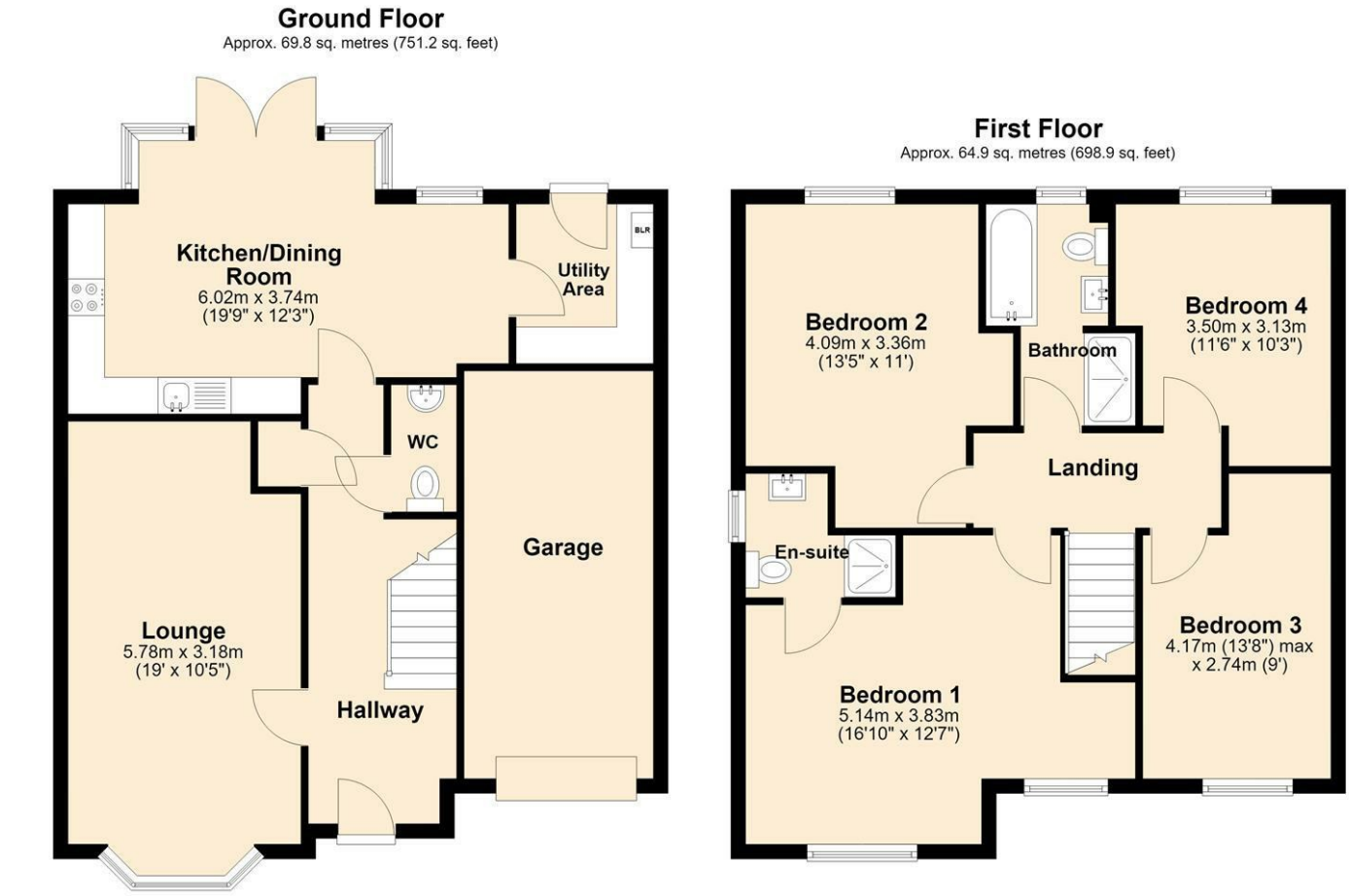
Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a

room appear larger and should not be relied upon.

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.

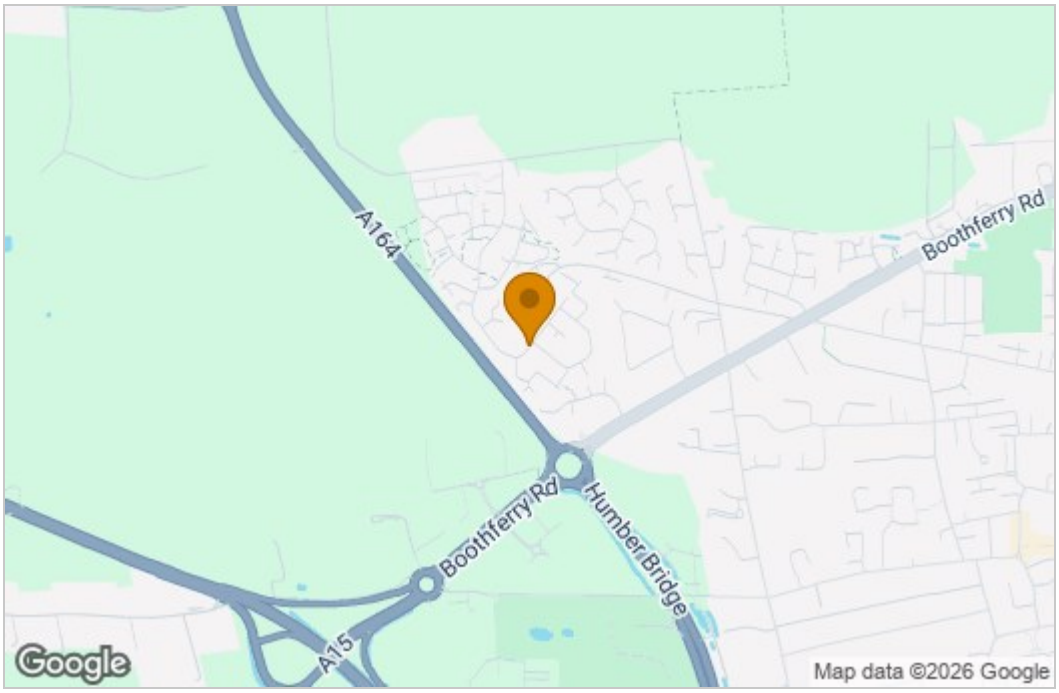
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the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

Floor Plan

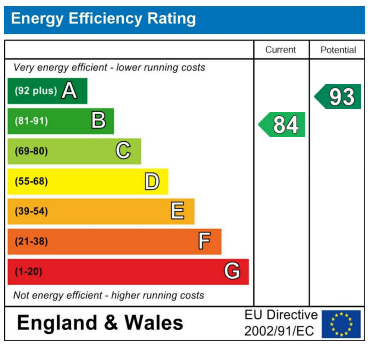


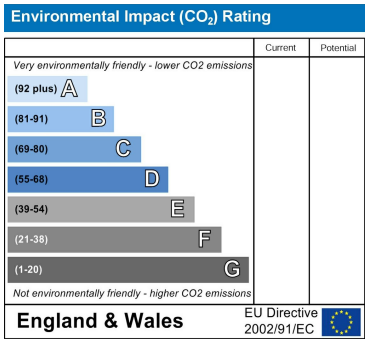
Total area: approx. 134.7 sq. metres (1450.1 sq. feet)

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.

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