Whitakers
Estate Agents









99 Broad Avenue, Hessle, HU13 0FH

£410,000

Set along Broad Avenue, this beautifully presented four-bedroom home offers a wonderful balance of space, comfort and flexibility, with a layout that lends itself perfectly to modern family life.

The property makes an attractive first impression, with a neat low-maintenance frontage, artificial lawn and gravelled borders. A paved driveway runs alongside the house, providing ample off-street parking and leading through to the detached garage.

Inside, a bay-fronted living room provides a comfortable place to unwind, while the separate sitting room offers useful flexibility as a study, playroom or second lounge. To the rear, the kitchen, dining and living space forms the natural heart of the home, with French doors opening directly onto the garden. A utility room and cloakroom complete the ground floor.

Upstairs, four well-proportioned bedrooms provide plenty of space for family and guests. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a separate family bathroom, creating a practical and well-balanced first floor.

The rear garden is equally well considered, with a generous paved terrace, artificial lawn and raised decking beneath a covered pergola. It is an inviting space for summer evenings, outdoor dining or simply relaxing at the end of the day.

With excellent parking, flexible living space and a garden designed to be enjoyed, this is a home that feels both practical and welcoming. Its Broad Avenue setting also places it conveniently for Hessle High School, Penshurst Primary School and the wider Hessle area.

The accommodation comprises

Front external



Externally, to the front aspect, there is a low-maintenance garden laid with artificial grass and complemented by raised, gravelled borders. A paved side driveway provides off-street parking for multiple vehicles and leads to the detached garage.

Ground floor

Hallway
Composite double glazed door, central heating radiator, built-in storage cupboard, and tiled flooring. Leading to :

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

Living room 16'4" x 12'0" (4.98 x 3.66)



UPVC double glazed bay window, two central heating radiators, and carpeted flooring.

Sitting room / study 7'6" x 9'1" (2.30 x 2.77)



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

Living dining kitchen 12'7" x 28'5" (3.86 x 8.68)



Kitchen area



UPVC double glazed window, and tiled 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, and dishwasher.

Living / dining area



UPVC double glazed French doors with windows, two central heating radiators, and tiled flooring.

Utility room 5'10" x 5'6" (1.80 x 1.69)
Composite double glazed door, central heating radiator, and tiled flooring. Fitted with a range of floor and eye level units, worktop with splashback upstand above, and plumbing for a washer and a dryer.

First floor

Landing
With access to the loft hatch, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 12'10" x 11'8" (3.93 x 3.57)





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

En-suite



UPVC double glazed window, central heating radiator, and fully tiled. 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 12'8" x 12'1" (3.87 x 3.70)



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

Bedroom three 10'11" x 10'8" (3.33 x 3.27)



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

Bedroom four 10'10" x 10'2" (3.32 x 3.10)



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

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled. Furnished with a three-piece suite comprising ‘P’ shaped panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

Rear external







French doors from the living / dining area open onto a generous paved terrace, providing an ideal space for outdoor dining and entertaining. Beyond, the beautifully landscaped rear garden features a low-maintenance artificial lawn and an impressive raised deck with a covered pergola and seating area, creating a superb setting for relaxing and socialising throughout the warmer months.

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 - HES195099000
Council Tax band - E

EPC rating

EPC rating - B

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.

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.

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.

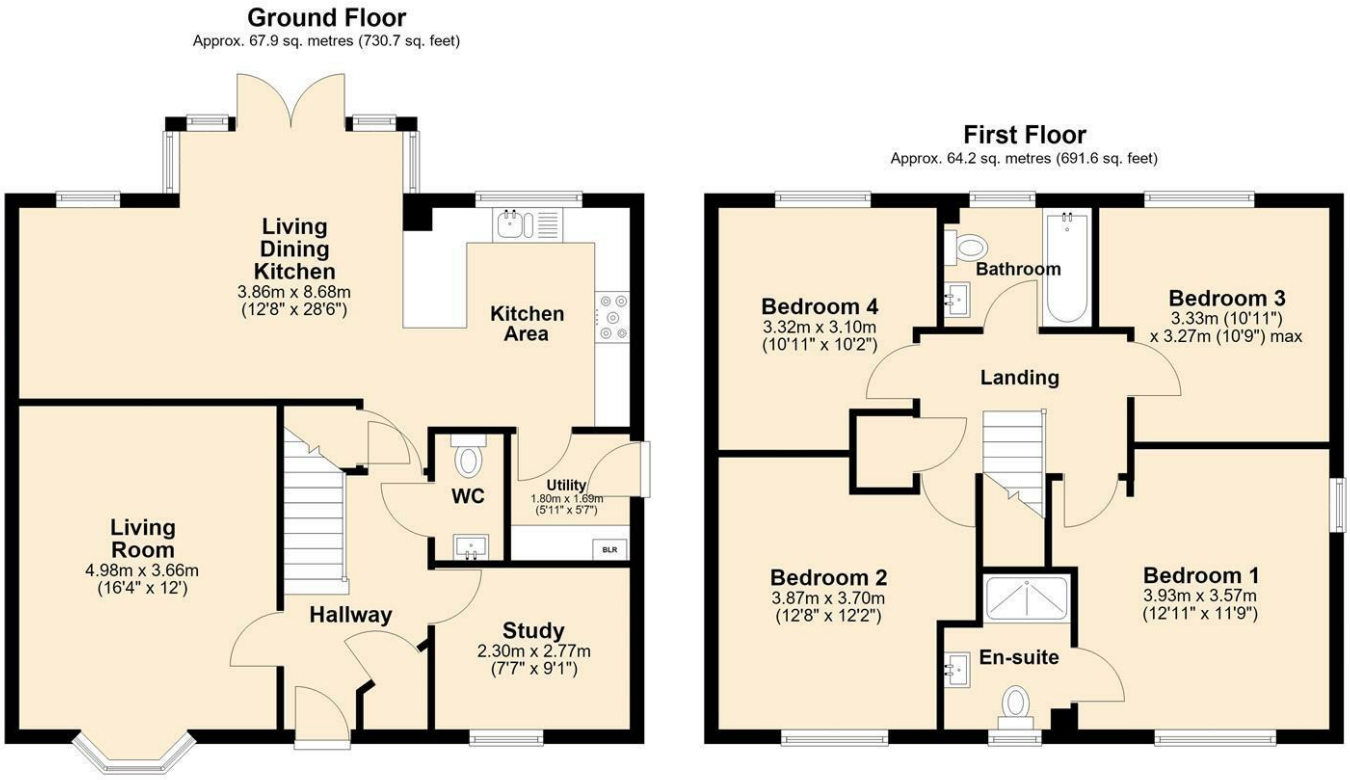
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the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

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.

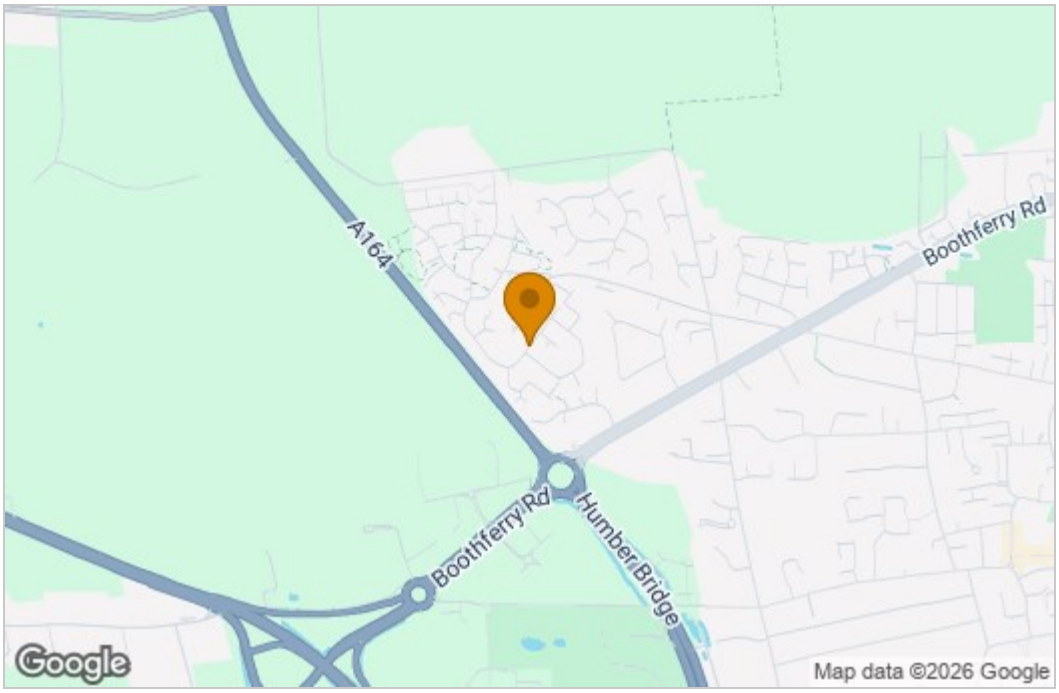
We understand that an estate fee is payable every six months of approx £71.00 for this property and additional costs may be incurred transferring the deed of ownership from vendor to purchaser.

Floor Plan

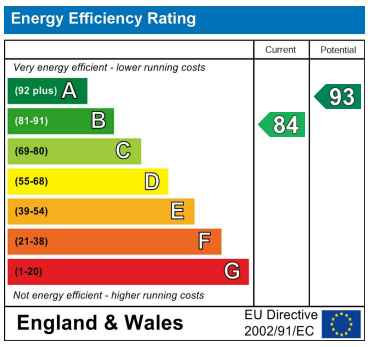


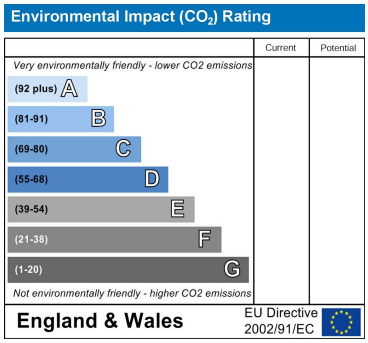
Total area: approx. 132.1 sq. metres (1422.3 sq. feet)

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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