Whitakers
Estate Agents









8 Needham Rise, Hessle, HU13 0QU

£168,500

Immaculately Presented Two Bedroom Terraced Home – Cul-de-Sac Location

This immaculate two-bedroom terraced property is offered to the market in move-in condition and represents an excellent opportunity for first-time buyers, downsizers and Buy to Let investors alike.
Situated at the head of a quiet cul-de-sac, the property is well presented throughout and briefly comprises an entrance hall, comfortable lounge, modern open-plan kitchen/diner with a range of integrated appliances, and a useful ground floor WC.
To the first floor are two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted sliding wardrobes, together with a well-appointed family bathroom.
Externally, the property offers a low-maintenance front garden providing off-road parking for two vehicles. To the rear is an enclosed garden, mainly laid to lawn, with a paved patio area providing an ideal space for outdoor seating and entertaining.
The property forms part of a popular David Wilson Homes development, which is well placed for a range of local amenities and benefits from good schooling nearby.
With its attractive presentation, cul-de-sac position and practical accommodation, this property is likely to appeal to a wide range of buyers.

Early viewing is highly recommended.

The Accommodation Comprises

Front External



Ground Floor

Entrance
Double glazed front door

Hall
Central heating radiator

Lounge 12'11 x 11'11 (3.94m x 3.63m)



Upvc double glazed window and central heating radiator

Inner Hall
Store cupboard and W/C

W/C



Low flush toilet and pedestal sink. Half tiled walls and central heating radiator

Kitchen / Diner 12'11 x 7'7 (3.94m x 2.31m)



With a range of floor and eye level units and complimentary work surfaces above. Some integrated appliances including Fridge Freezer / Washing Machine and Dishwasher. Oven, Hob and hood above. Upvc double glazed French doors to the garden.

First Floor

Landing
Central heating radiator and loft hatch

Bedroom One 11'1 x 9'5 (3.38m x 2.87m)



With a range of sliding fitted wardrobes, built in storage, central heating radiator and Upvc double glazed window.

Bedroom Two 12'11 x 7'6 (3.94m x 2.29m)



Central heating radiator and Upvc double glazed window.

Bathroom 6'4 x 6'0 (1.93m x 1.83m)



With a panelled bath with mixer shower above, low flush toilet and pedestal sink. Half tiled walls and central heating radiator

External





Block paved front for off street parking for two cars. The rear garden is enclosed, mainly laid to lawn with a paved patio seating area.

EPC Rating
EPC rating - B

Tenure
This property is Freehold

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

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.

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.

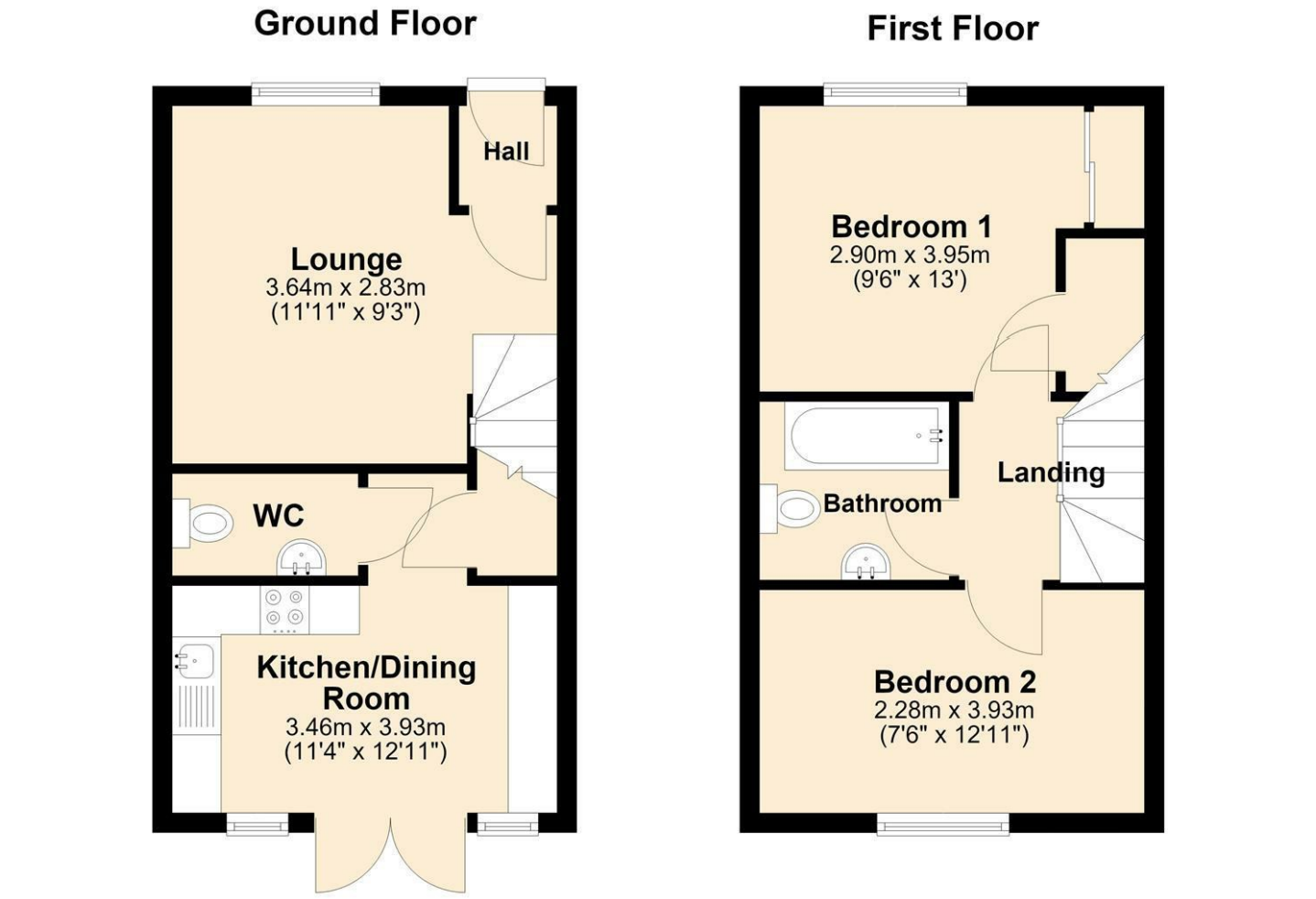
Material Information

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

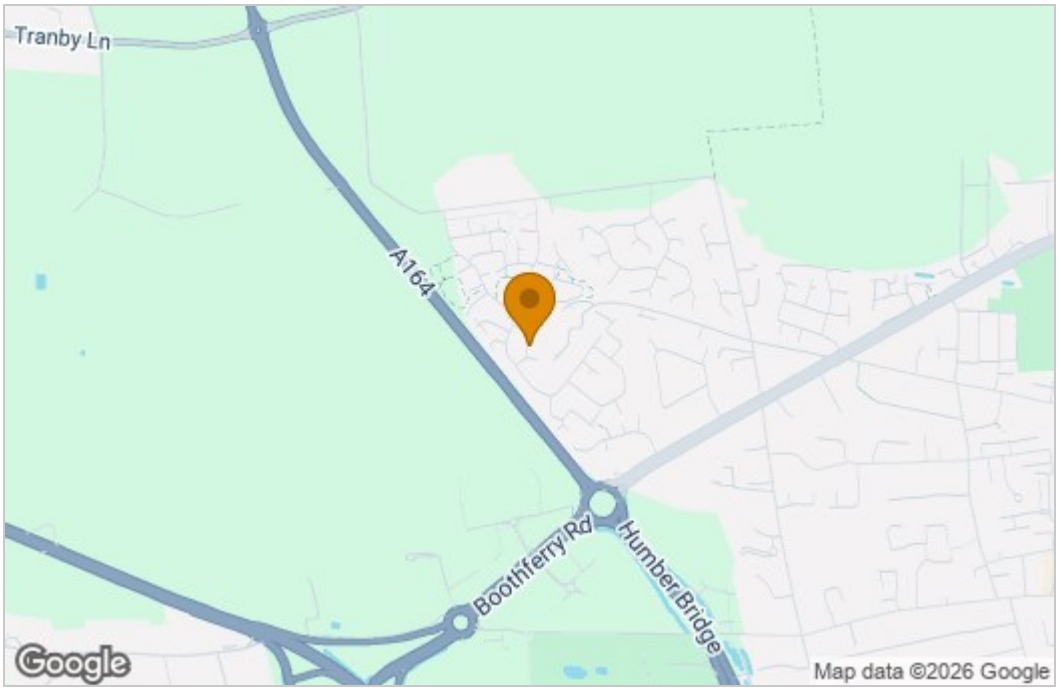
Estate Fees

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.

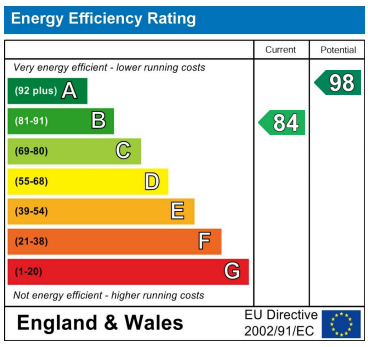
Floor Plan

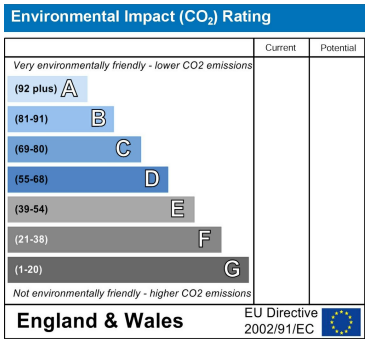


Area Map



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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