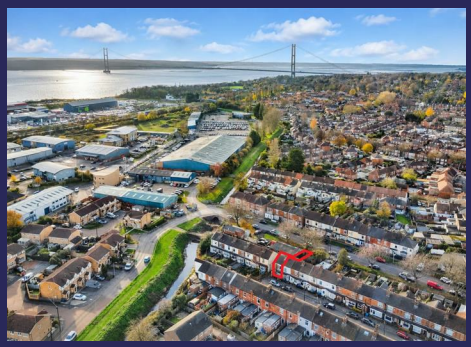
Whitakers
Estate Agents









34 Edward Street, Hessle, HU13 9ND

£124,950

** NO ONWARD CHAIN **

Situated on Edward Street in the historic town of Hessle, this two-bedroom end-terraced property offers well-presented accommodation arranged over three floors, making it an appealing opportunity for first-time buyers, young and growing families, and investors alike.

The property is conveniently positioned within close proximity to the shops, cafés and amenities surrounding Hessle Square, together with All Saints primary schools and local transport links. Hessle Foreshore and the Humber Bridge Country Park are also within easy reach, offering pleasant surroundings for recreational walks.

The accommodation briefly comprises an entrance porch opening into a spacious open-plan lounge and dining room with a feature fireplace, an inner lobby, a ground-floor bathroom furnished with a three-piece suite, and a fitted kitchen leading through to a conservatory overlooking the rear garden.

A fixed staircase from the dining area ascends to the first-floor landing, which provides access to two bedrooms. The second bedroom benefits from a further staircase leading to a versatile loft room with a roof window and useful eaves storage.

Externally to the front aspect, there is an enclosed forecourt garden with pedestrian access to the entrance door. French doors from the conservatory open onto a generously sized rear garden, enclosed by timber fencing, which offers scope for landscaping to suit the prospective purchaser's preferences.

Internal viewing is recommended to truly appreciate the accommodation on offer.

The accommodation comprises

Front external



Externally to the front aspect, there is an enclosed forecourt garden with timber fencing to the boundaries and pedestrian access to the entrance door.

Ground floor

Porch
UPVC double glazed door, and laminate flooring. Wooden door opening to :

Open plan lounge / dining room 21'4" x 11'1" (6.52 x 3.39)



Lounge



UPVC double glazed bay window, central heating radiator, electric fireplace with tiled inset / hearth and wooden surround, and carpeted flooring.

Dining room



Central heating radiator, under stairs storage cupboard, and carpeted flooring.

Inner lobby
Carpeted flooring, and leading to :

Bathroom



UPVC double glazed window, central heating radiator, and partly tiled walls with laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, vanity sink with mixer tap, and low flush W.C.

Kitchen 7'9" x 10'6" (2.38 x 3.21)



UPVC double glazed door and window, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and provision for a gas cooker.

Conservatory 9'10" x 10'2" (3.00 x 3.10)



UPVC double glazed throughout with French doors opening to the rear garden, and laminate flooring.

First floor

Landing
Carpeted flooring, and leading to :

Bedroom one 12'0" x 11'1" (3.67 x 3.40)



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

Bedroom two 8'10" x 8'0" (2.70 x 2.44)



UPVC double glazed window, central heating radiator, and carpeted flooring. Secluded staircase leading to :

Second floor

Loft room 9'8" x 9'10" (2.95 x 3.02)



Roof style window, storage in the eaves, and carpeted flooring.

Rear external




French doors from the conservatory open onto a generously sized rear garden which offers scope for landscaping to suit the prospective purchaser's preferences. A paved pathway extends along the garden towards a pedestrian gate, with timber fencing enclosing the boundaries.

Aerial view of the property

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - HES106034000
Council Tax band - A

EPC rating

EPC rating - E

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 23 Mbps / Ultrafast 10000 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.

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

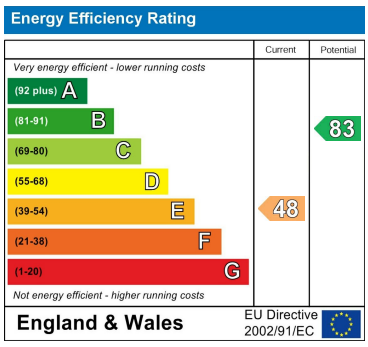


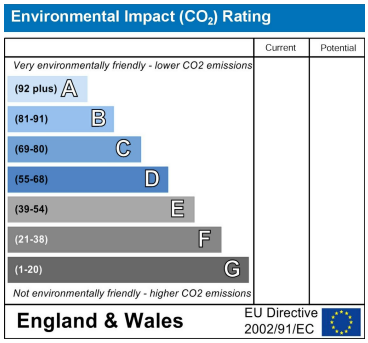
Total area: approx. 84.9 sq. metres (913.4 sq. feet)

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.

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