



16 Northgate, Hessle, HU13 9AA

Chain Free £249,950







# 16 Northgate

Hessle, HU13 9AA

- LINK DETACHED PROPERTY
- CENTRAL HESSLE LOCATION
- WEST FACING WALLED GARDEN
- UP TO 4 BEDROOMS
- DECEPTIVELY SPACIOUS
- DISCREET SETTING
- DRIVEWAY AND GARAGING
- NO ONWARD CHAIN
- VERSATILE LAYOUT

DISCREETLY POSITIONED LINK-DETACHED HOME IN CENTRAL HESSLE LOCATION.

Rarely presented to the market and forming part of a select development of just two dwellings and offered for sale is this three/four bedroom property, offering immediate living potential with some likely modest cosmetic decoration.

Ideally suited for applicants looking for the flexibility provided by both ground and first floor Bedrooms with further scope for flexibility depending on how the living space would be used.

With excellent levels of privacy offered and boasting generous reception rooms and bedroom sizes. The well appointed living accommodation comprises; L-Shaped Entrance Hall, garden facing Lounge and Dining Room/Bedroom 4, Breakfast Kitchen and Bathroom. To the first floor Three bedrooms of a good size are accessed from a central landing.

Dedicated driveway parking and integral Garage.

West facing walled gardens of a good size being secluded to all perimeter boundaries.

Ready for immediate occupation and no forward chain involved.



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## GROUND FLOOR

### ENTRANCE HALLWAY

Access via uPVC double glazed entrance door leading to the inner hallway area, with staircase approach leading to first floor level and ground floor access to reception spaces and kitchen.

### RECEPTION LOUNGE

15'0" x 12'0" (4.59 x 3.66)

Enjoying good levels of natural daylight and of a generous size, a central focal point is provided via an electric fire insert with granite hearth and traditional surround, two uPVC fret style windows provide outlook over the West facing garden frontage.

### DINING ROOM / BEDROOM FOUR

12'11" x 9'1" (3.94 x 2.78)

Offering versatility, having previously been used as a formal dining area but also offers scope for ground floor bedroom also, giving flexibility to an onward purchaser's individual needs and requirements. Parquet flooring, uPVC double glazed fret style window to the front outlook.

### KITCHEN

9'9" x 13'10" (2.98 x 4.22)

With uPVC double glazed rear access door, traditionally styled with limed Shaker style wall and base units and contrasting work surfaces over, farmhouse style concealed extractor canopy, four ring gas hob with low level oven, integrated fridge, inset sink and drainer, tiling to splashbacks, fitted dresser to alternate wall length, partially tiled floorcovering with carpet to breakfast area allowing space for breakfast table also, uPVC double glazed window to side elevation also, space for freestanding white goods. Integral garage access.



#### HOUSE BATHROOM

5'6" x 11'5" (1.70 x 3.49)

Immaculately appointed in white sanitaryware, comprising of four piece suite including panel bath with centrally mounted mixer tap, freestanding corner shower with mains-fed showerhead and console, pedestal wash hand basin, low flush w.c, tiling to half-splashbacks with border detailing and soft cushioned flooring.

#### FIRST FLOOR

A central landing via return staircase gives access to three bedrooms. Storage cupboard.

#### BEDROOM ONE

15'8" x 12'0" (4.78 x 3.66)

With uPVC double glazed fret style windows to the West facing frontage, of double bedroom proportions and fitted wardrobes to wall length.

#### BEDROOM TWO

12'2" x 9'8" (3.72 x 2.97)

With Velux rooflight, again boasting double bedroom proportions and offering space for freestanding bedroom furniture.

#### BEDROOM THREE

7'1" x 7'6" (2.17 x 2.31)

Has potential to be used as a dressing room, nursery bedroom or alternatively a study, with Velux rooflight also.

#### EXTERNAL AREAS

This modern dormer-linked bungalow offers flexible space, being discreetly positioned on Northgate with the benefit of a shared private brick sett driveway, leading to garage with single up&over access door (3.03m x 5.38m) and door to rear.

Additional parking space is provided with the property in its entirety benefiting from all the convenience Hesse centre has to offer.

A garden gate leads through to a walled garden area with established planting and shrubbery borders to perimeter boundaries, laid to lawn grass and patio extending from the immediate building footprint. Further access is provided via the side of the property with dedicated seating area and hard landscaping.

#### AGENTS NOTE

The property comes for sale with no onward chain, ready for immediate occupation with likely some small cosmetic improvements to be undertaken by a prospective purchaser.

With viewing available from the sole selling agent Staniford Grays.

#### FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

#### SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the ERYC Council Tax band to be 'C'.

#### TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

#### VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

#### MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.







Floor Plans



Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

