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grays



5 Whitegate Court, Hessle, HU13 0FT

Offers Over £220,000

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# 5 Whitegate Court

Hessle, HU13 0FT

- SECURE AND GATED CENTRAL HESSLE SETTING
- 3 DOUBLE BEDROOMS AND 3 BATHROOMS
- COURTYARD GARDEN
- GATED PARKING
- STRIKING DESIGN
- DECEPTIVELY SPACIOUS
- CONTEMPORARY DESIGN
- IDEAL LOCK UP AND LEAVE
- SET AROUND COMMUNAL CLOISTERED COURTYARD
- RARELY OFFERED FOR SALE

A STRIKING AND MODERN DESIGNED TOWNHOUSE WITHIN THE HEART OF HESSLE VILLAGE WITH GATED PARKING.

Discreetly positioned set around a communal and cloistered courtyard, with an emphasis placed on convenient and secure living with a number of unique design features, this highly specified three double bedroom home comes advised for a more detailed inspection.

Bright and spacious reception spaces and Bedrooms have been at the forefront of this impressive design and remain suitable for a range of applicants who place lifestyle high on the agenda.

The versatile living space comprises; Entrance Hall, Open Plan Lounge/Dayroom and Kitchen and Cloakroom W.C. To the first floor level 2 double bedrooms feature with a generously sized House Bathroom and Ensuite Shower Room to the Principal Bedroom. To the second floor level a spacious bedroom features with dedicated Dressing Area and an En-suite Shower Room.

Externally a shared courtyard garden leads to a gated and private parking area with a dedicated space and visitor parking.

A superb location for accessing all the amenities in the centre of Hessle village with viewing advised.



Offers Over £220,000



## ENTRANCE

Uniquely positioned within the very heart of Hessle village centre, situated off The Weir, this secure and gated development of a limited number of properties offers electronically operated gated access to a secure enclosed parking area, with additional visitor parking also available.

The subject dwelling is accessed via a discreet communal and cloistered courtyard area with established planting and shrubbery offering a pleasant environment around a number of similarly styled contemporary homes.

The property itself is accessed via composite style entrance door, laminate to floor coverings, staircase approach to first floor level, deep understairs storage cupboard. Access provided to ground floor reception spaces.

## LOUNGE

12'11" x 15'3" (3.95 x 4.65)

Being bright and spacious throughout with generous room proportions, offering an abundance of natural daylight via windows to the side and rear elevation, additional panelled glazed door, contemporary style radiator.

## DAY ROOM / KITCHEN

18'3" x 11'11" (5.57 x 3.64)

Spanning the length of the property and offering contemporary appeal throughout, with windows to the front and rear elevations, laminate to floor coverings, contemporary style high gloss wall and base units with contrasting work surfaces and upstands, downlighters, electric hob with stainless steel splashback, stainless steel extractor canopy, inset spotlights to ceiling. To the alternate wall length a mid-level oven features, porcelain sink and drainer with feature mixer tap, integrated dishwasher, contemporary style radiator, space for fridge freezer and washing machine, space for dining table. Access through to...

## CLOAKROOM / W.C

With pedestal wash basin, low flush w.c, tiling to splashbacks, thermostatic modern radiator, wall mounted cupboard.

## FIRST FLOOR

### LANDING

A central landing area gives access to two generously sized bedrooms and house bathroom, uPVC window to rear elevation.

### PRINCIPAL BEDROOM

13'1" x 11'9" (4.00 x 3.60)

With contemporary picture window to the rear, designated separate walk-in wardrobe, of double bedroom proportions and access through to...

### EN SUITE SHOWER ROOM

Benefiting from modern styling throughout, with basin inset to vanity unit, chrome tap furniture, shower with wall mounted head and console, low flush w.c, privacy picture window to side, tiling to floor coverings, heated towel rail.

### BEDROOM TWO

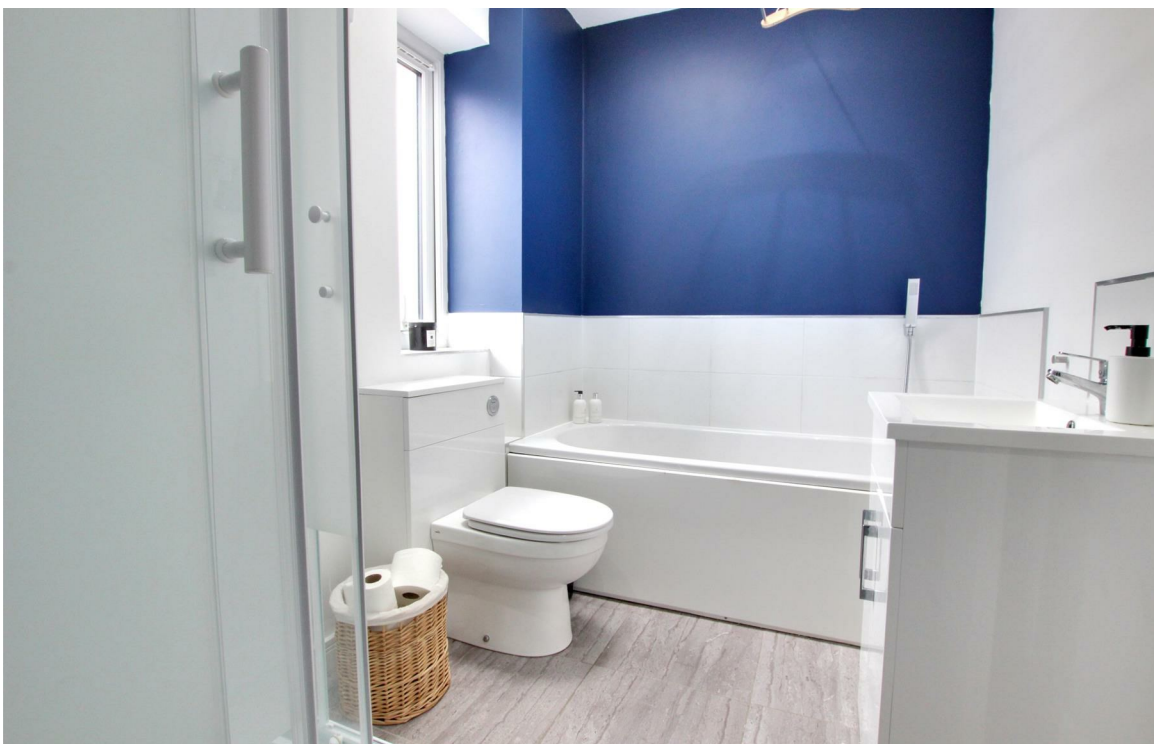
11'9" x 8'8" (3.60 x 2.66)

Of double bedroom proportions with picture window to the front facing elevation overlooking the central courtyard area, deep storage cupboard and of double bedroom proportions.

### HOUSE BATHROOM

8'9" x 7'0" (2.68 x 2.14)

Immaculately appointed with privacy window to the rear elevation, panelled bath with separate shower console, inset basin to vanity unit, chrome tap furniture, low flush w.c, self contained shower cubicle with rainfall showerhead, inset spotlights to ceiling, lightwell, heated towel rail.



## SECOND FLOOR

### BEDROOM THREE

24'1" x 11'0" (7.36 x 3.36)

A dedicated staircase is accessed from the first floor landing, with closing door offering a self-contained bedroom space, spanning the full width of the property, with Velux rooflights, used as a multifunctional room and bedroom space, with concealed dressing area, additional area for study, vanity dresser, eaves storage. Really needs to be seen to appreciate the size of space on offer. Leads to...

### EN SUITE SHOWER ROOM

With modern styling throughout, with basin inset to vanity unit, chrome tap furniture, shower with wall mounted head and console, low flush w.c, tiling to floor coverings, heated towel rail.

### OUTSIDE

A private and enclosed hard landscaped courtyard area, being deceptively spacious with block paving spanning the entire length of the garden area, with large shed, walled and fenced boundary perimeters, secure access code to the side passage (which allows servicing of the bins etc, assessable by a limited number of properties).

To the immediate property frontage, a pleasant courtyard scene awaits, with established planting and shrubbery with raised borders. External tap and lighting.

A management company maintains the communal areas at a charge of £801.30 per annum.

### AGENTS NOTE

Given the uniqueness of property it comes ideally suited for applicants looking for low maintenance living, looking to take advantage of all the services and amenities that central Hessele has to offer. The development offers striking contemporary design, with a number of similarly styled townhouses all based around a communal courtyard setting, with the benefit of dedicated and secure parking via electronic access gate.

The subject dwelling is also deceptively spacious given the second floor living accommodation and therefore comes recommended for further internal viewing for all applicants who place lifestyle high on the agenda.

### 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 current E.R.Y.C council tax band is 'C'.

### TENURE

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

### VIEWING

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 631133

E-mail: swansales@stanifords.com

### WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

### MORTGAGE CLAUSE

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

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

### PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

### MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

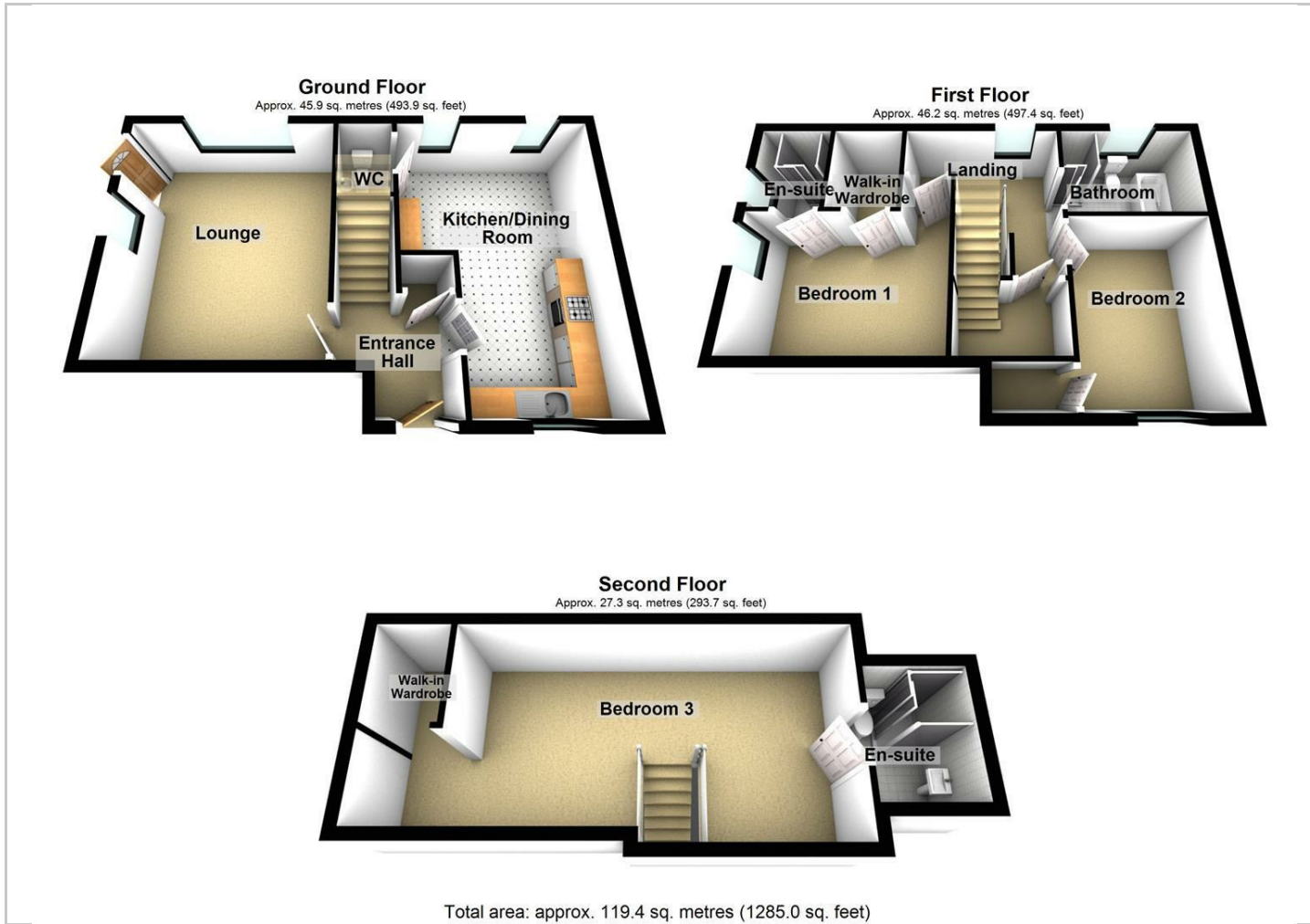
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

### FEEES

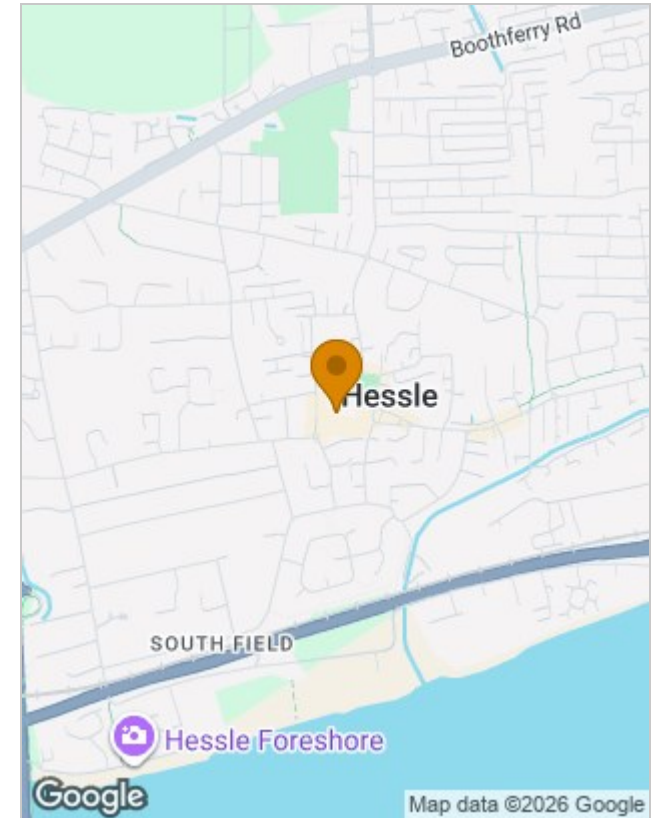
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			96
(81-91) <b>B</b>		85	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

Please contact our Swanland Office 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.