Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK&CLARKE
The Property Specialists

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76 Brigg Drive, Hessle HU13 9HQ

Offers Over £190,000

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- Modern semi-detached house
- Popular location
- uPVC double glazing and gas central heating
- Three reception areas
- Modern kitchen
- Three bedrooms
- Modern first floor bathroom
- Driveway and garage
- Beautiful gardens
- EPC - D

Located within this most popular residential area, we are delighted to bring to the market this exceptionally well presented semi-detached family home. Enjoying uPVC double glazing and gas central heating, the meticulously styled accommodation comprises spacious lounge with modern fireplace, dining room with French doors opening into a good sized conservatory, and modern fitted kitchen with built-in appliances. To the first floor there are three bedrooms, all of which are fitted, and a modern house bathroom. The property benefits from a side driveway, brick garage and beautifully tended gardens to the rear. It goes without saying that this key turn property truly deserves an internal inspection to appreciate what's on offer. Book your viewing now to avoid disappointment.

LOCATION

Brigg Drive is located off First Lane in Hessle and can be approached from Boothferry Road. Lying within ease of reach of the village centre of Hessle which has a good range of local amenities and facilities including a supermarket, independent shops and eateries. Hessle is ideally located for commutability to the A63/M62 with further trunk routes over the Humber Bridge. Lying only three miles west from the city centre of Hull, local schools are easily accessible.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into the entrance hallway having storage cupboard and staircase leading to the first floor accommodation. A door leads into the lounge.

LOUNGE

15'4 x 16'6 decreasing to 11'4 (4.67m x 5.03m decreasing to 3.45m)
uPVC double glazed windows to the front and side elevations. Modern white fire surround with granite back and hearth incorporating a brushed chrome living flame gas fire. TV aerial point and opening to the dining room.

DINING ROOM

9'5 x 7'11 (2.87m x 2.41m)
French doors opening out into the conservatory.

KITCHEN

9'5 x 8'3 (2.87m x 2.51m)
uPVC double glazed window to the side elevation. An extensive range of modern maple effect shaker style base and wall cupboards with worksurfaces, under-unit lighting and tiled splashbacks. Stainless gas hob with matching chimney extractor, stainless steel double oven, sink unit with drainer and mixer tap, space for under-counter fridge and attractive glass display units with integral lighting.

CONSERVATORY

14'11 x 7'3 (4.55m x 2.21m)
Being of a uPVC and brick construction with tiled floor and TV aerial point. French doors opening out into the rear garden.

FIRST FLOOR

LANDING

uPVC double glazed window to the side elevation and access to loft.

BEDROOM 1

12'3 to wardrobes x 9'8 (3.73m to wardrobes x 2.95m)
uPVC double glazed window to the front elevation. An extensive range of light grey shaker designed full height wardrobes, overhead units and a set of drawers providing useful hanging and storage facilities.

BEDROOM 2

9'8 x 9'1 to wardrobes (2.95m x 2.77m to wardrobes)
uPVC double glazed window to the rear elevation and full wall of modern fitted white wardrobes.

BEDROOM 3

9'5 max x 6'7 (2.87m max x 2.01m)
uPVC double glazed window to the front elevation and fitted cupboard.

BATHROOM

Two uPVC double glazed windows to the side elevation. Being of an L-shape the bathroom enjoys low level WC, pedestal wash hand basin and panelled bath with shower over. Full height tiling to complement.

VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Tel: 01482 651155

EXTERNAL

To the front of the property there is a meticulously lawned garden with hedged front boundary and established planted borders. A side driveway provides off-street parking and leads down to the brick garage.

GARAGE

21'7 x 9'11 (6.58m x 3.02m)
Up & over door, power and light, hot and cold water supply, and uPVC door to the side opening out into the garden. To the head of the garage the vendors have created a superb home bar, which has bar area, power and light, and TV aerial point.

REAR GARDEN

The rear garden is beautifully presented featuring an extensive patio area providing great outdoor entertainment area, two sectional lawn, well stocked borders and timber fencing. The rear garden offers great outdoor space and a good degree of privacy.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

We believe the Council Tax Band for this property is Band B.

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

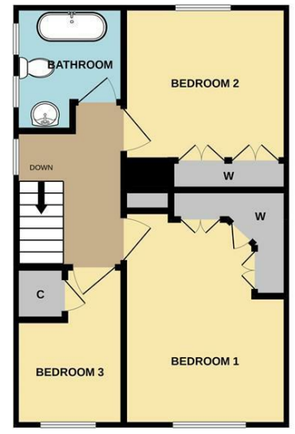
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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