



**22 Elsham Rise, Hessle HU13 0HP**  
**£199,950**

- No onward chain
- Great potential
- Requiring some modernisation
- Well-proportioned throughout
- Highly regarded area
- Conservatory overlooking garden
- EPC D

Situated in this sought after area of Hessle, a well-proportioned and beautifully laid out house offered with no forward chain.

Requiring some cosmetic modernisation, the property has been much loved and has the addition of a conservatory overlooking the garden, and the further potential to remodel the garage to create further living space if required (subject to the necessary permissions).

Well-proportioned throughout and offering flexibility of accommodation, the property in brief comprises entrance hall with ground floor WC, open plan living dining room, modern kitchen, generous sized utility/boot room and conservatory. To the first floor are three good sized bedrooms, two of which have built-in wardrobes, and a house bathroom. Off-street parking and garage.

#### LOCATION

The property is located on Elsham Rise which is accessed off Ferriby Road in this sought after position, just to the west of the centre of Hessle. In an elevated position, the situation of Elsham Rise provides convenient access to the broad array of amenities on offer in Hessle village centre and to the major road network.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

uPVC ornate glass panelled front door and stairs to the first floor accommodation.

##### GROUND FLOOR CLOAKROOM

Two piece sanitary suite comprising close coupled WC and wall hung hand wash basin, porcelain tiled floor.

##### OPEN PLAN LIVING DINING ROOM

23'11" x 13'10" max (7.29m x 4.22m max)

A well-proportioned room allowing for great flexibility of layout and with room for both living and dining room furniture. The focal point of the room is an attractive stone fireplace housing a gas living flame fire. Window to front elevation and patio doors leading out into the conservatory.

##### CONSERVATORY

12'8" x 8'7" (3.86m x 2.62m)

A superb extension to the rear of this property and overlooking the garden, with French doors leading to a patio area, and a porcelain tiled floor.

##### KITCHEN

9'8" x 8'2" (2.95m x 2.49m)

Modern fitted kitchen with wood style fronts, ceramic tiled splashbacks and laminate worksurfaces. Stainless steel sink and drainer, slide-out space for gas hob and large storage cupboard under stairs.

##### UTILITY ROOM / BOOT ROOM

7'4" x 7'8" (2.24m x 2.34m)

A useful space with base storage units and stainless steel sink and drainer, ceramic tiled splashbacks, washing machine, fridge and freezer (relatively new appliances but not tested by the agent), timber ornate glass panelled door leading out onto the patio area of the rear garden, and integral door through to the garage.

##### FIRST FLOOR

##### LANDING

Window to side aspect and airing cupboard.

##### PRINCIPAL BEDROOM

10'4" to wardrobes x 8'4" (3.15m to wardrobes x 2.54m)

Fitted wardrobes and window to front elevation.

##### BEDROOM 2

11'11" to wardrobes x 9' (3.63m to wardrobes x 2.74m)

Fitted wardrobes, window to rear elevation.

##### BEDROOM 3

7'11" x 6'8" (2.41m x 2.03m)

Window to front elevation.

##### BATHROOM

7'3" x 6'1" (2.21m x 1.85m)

Three piece sanitary suite comprising vanity unit with recessed hand wash basin, close coupled WC and panelled bath with shower attachment over. Window to rear elevation, ceramic tiled walls and laminate flooring.

##### OUTSIDE

The property has an open plan frontage in keeping with the rest of Elsham Rise. A concrete drive leads up to the garage, and to one side is an area of open plan lawn.

The rear garden is relatively private with a patio area adjacent to the kitchen, and lawned with a fence and hedge forming the perimeter.

##### 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 to be Freehold (to be confirmed by the vendor's solicitor).

##### 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.



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.

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