



Carter Drive, Hessle, HU13 9AH
Offers Around £350,000



Platinum Collection

Carter Drive, Hessle, HU13 9AH

This property is situated in a peaceful cul de sac location on a small development off Boothferry Road Hessle. The property offers good sized modern living, with a larger than average rear garden and plot overlooking open fields. The property has the benefit of gas central heating system, double glazing and briefly comprises a large welcoming entrance hall, cloakroom/w.c., Lounge, Dining kitchen with doors leading out to the rear garden, separate sitting room, utility room and rear lobby. To the first floor are four double bedrooms, master with en suite shower room and a good sized family bathroom. Outside to the front is an open plan lawn garden with a good sized driveway offering multiple parking facilities and to the rear is a large lawn garden with patio area. Early viewing is a must on this property to appreciate its size.



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Key Features

- Sought after Quiet Cul De Sac location
- Welcoming Entrance Hall, Cloakroom/w.c.
- Two reception rooms, Dining Kitchen
- Private Play Area/Park
- 4 Double bedrooms En Suite Shower Room, Family Bathroom.
- Gardens Front & Rear, Driveway
- Early Viewing Is a Must
- EPC - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

HESSLE

The Town of Hessle is well served for local amenities with first class shopping facilities available within the Town Centre, public transportation & local primary and secondary schools. Good road and rail connections are available with a local train station off Southfield, and the A63 dual carriageway running nearby to the South of the town, allowing convenient access to Hull City Centre and the national motorway network.

ENTRANCE HALL

With double glazed entrance door, laminate flooring, radiator, understairs cupboard and stairs to first floor.

CLOAKROOM/W.C.

with a two piece white suite, comprising w.c., wash hand basin in vanity unit, heated towel rail, laminate flooring, half tiled and inset lights.

LOUNGE

17'5 into bay x 10'10 (5.31m into bay x 3.30m) with double glazed square bay window to the front elevation, further double glazed window to the side elevation, laminate flooring and radiator.

DINING KITCHEN

12'8 max measurements x 17'10 max measurements (3.86m max measurements x 5.44m max measurements) with a range of grey base and wall unit, laminate work surfaces, drawers, sink unit, electric oven and hob, decorative extractor hood, built in microwave, dish washer, fridge freezer, radiator, laminate flooring, inset lights and double doors leading out to the rear garden.

SEPARATE SITTING ROOM

13'5 x 9'4 (4.09m x 2.84m) with double glazed window to the front elevation and radiator.

UTILITY ROOM

5'3 x 9'4 (1.60m x 2.84m) with a range of base units, stainless steel sink unit, plumbing for automatic washing machine, laminate flooring, radiator, boiler, double glazed door and double glazed window to the rear elevation

INNER HALL

LANDING

with access to roof void.

BEDROOM 1

11'10 from front of wardrobes x 10'10 (3.61m from front of wardrobes x 3.30m) with double glazed window to the front elevation, radiator and built in wardrobes

EN SUITE SHOWER ROOM

with a three piece white suite, comprising shower, wash hand basin with vanity beneath, w.c., laminate flooring, radiator and double glazed window to the front elevation.

BEDROOM 2

12'9 x 10'10 (3.89m x 3.30m) with double glazed window to the rear elevation, laminate flooring, built in wardrobes and radiator.

BEDROOM 3

10'9 x 10' (3.28m x 3.05m) with double glazed window to the rear elevation, radiator and laminate flooring.

BEDROOM 4

10'8 x 10' (3.25m x 3.05m) with double glazed window to the front elevation, built in wardrobe, laminate flooring and radiator.

FAMILY BATHROOM

9' x 6'7 (2.74m x 2.01m) with a four piece white suite, comprising, panelled bath with raindrop shower over and glazed shower screen, wash hand basin with vanity beneath, w.c., radiator, tiled floor and double glazed window to the rear elevation.

EXTERNAL

To the front of the property is an open plan lawn garden area with block set driveway offering multiple parking facilities. To the rear is a really good sized lawn garden with open views, patio area, shed and fencing forming boundary with gate.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.



THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

AGENTS NOTES

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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will 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. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100

TENURE.

We understand that the property is Freehold.

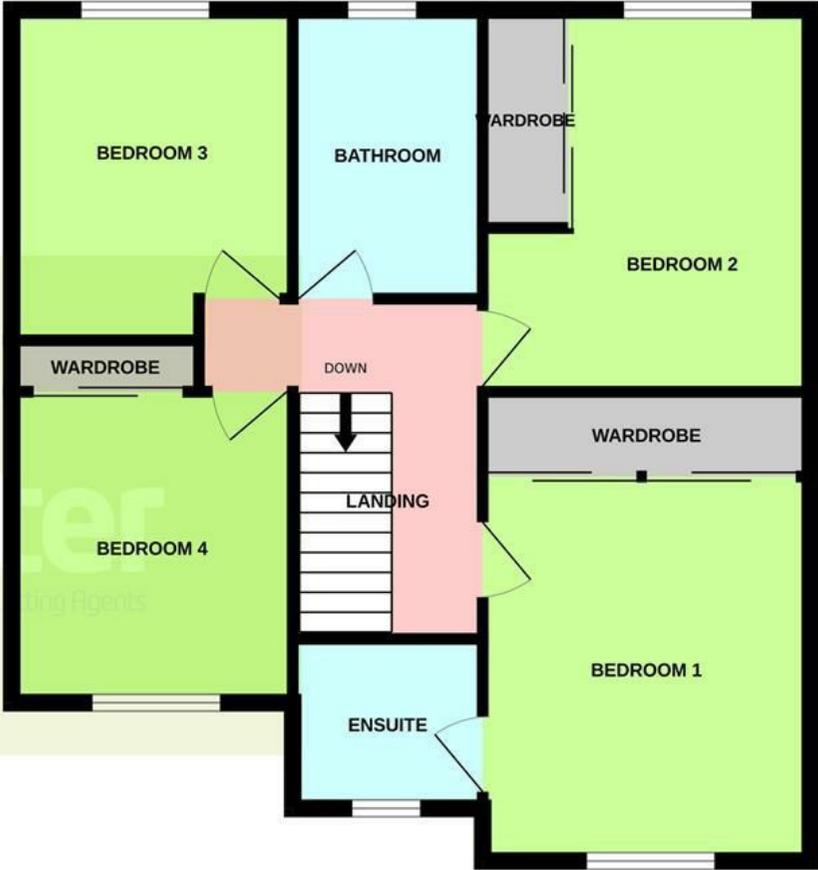




GROUND FLOOR



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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