

Whitakers

Estate Agents



36 Cherry Avenue

, Hesse, HU13 0QT

O.I.R.O £240,000



36 Cherry Avenue

, Hessele, HU13 0QT

O.I.R.O £240,000



The Accommodation Comprises

Ground Floor

Entrance Hall

Upvc double glazed entrance door and window, central heating radiator, staircase to landing off.

Cloakroom

Central heating radiator, low flush WC and wash basin, extractor fan and tiled flooring.

Lounge

14'4" x 12'3" (4.37 x 3.74)

Upvc double glazed window, central heating radiator.

Dining Kitchen

20'3" x 8'9" (6.18 x 2.67)

Upvc double glazed window and double doors leading to the gardens, central heating radiator, a range of base wall and drawer units, fitted work surfaces with upstands, stainless steel single drainer sink unit with a mixer tap, plumbed for an automatic washing machine, split level oven and hob with a cooker hood over, enclosed gas central heating boiler and tiled flooring.

First Floor

Landing

Access to the roof void and an airing cupboard.

Bedroom One

12'1" x 11'7" Max (3.68 x 3.53 Max)

Upvc double glazed window, central heating radiator.

En-Suite

Upvc double glazed window, central heating radiator,

fitted with a three piece suite comprising shower cubicle, pedestal wash basin and a low flush w.c, extractor fan and tiled flooring.

Bedroom Two

11'11" x 9'3" (3.62 x 2.82)

Upvc double glazed window, central heating radiator.

Bedroom Three

8'5" x 7'1" (2.57 x 2.15)

Upvc double glazed window, central heating radiator and a storage cupboard.

Bathroom

Upvc double glazed window, central heating radiator, fitted with a three piece suite comprising panelled bath with a mixer shower, pedestal wash basin and a low flush WC, tiled splash backs and flooring, and an extractor fan.

External

The property has lawned gardens to the front and rear with a paved patio, decking and boundary walls and fencing.

Garage

Brick garage with an up and over door approached by a side driveway.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Additional Services

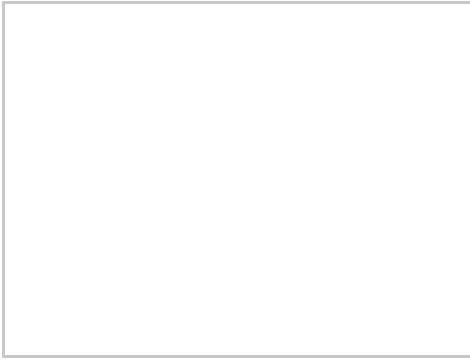
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our

memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.



Road Map



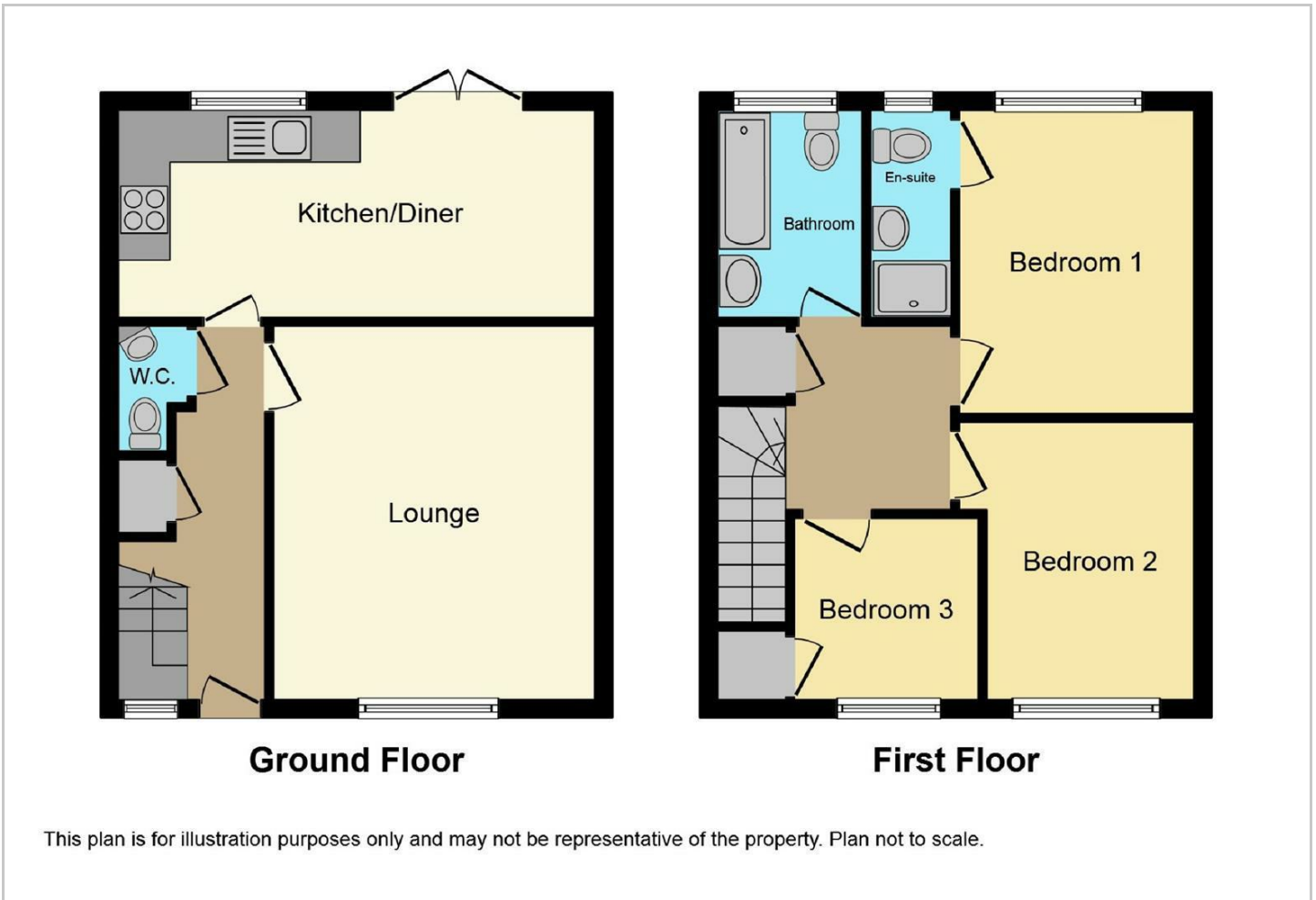
Hybrid Map



Terrain Map



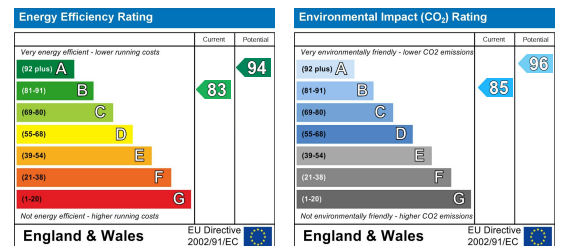
Floor Plan



Viewing

Please contact our Anlaby Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.