

Whitakers

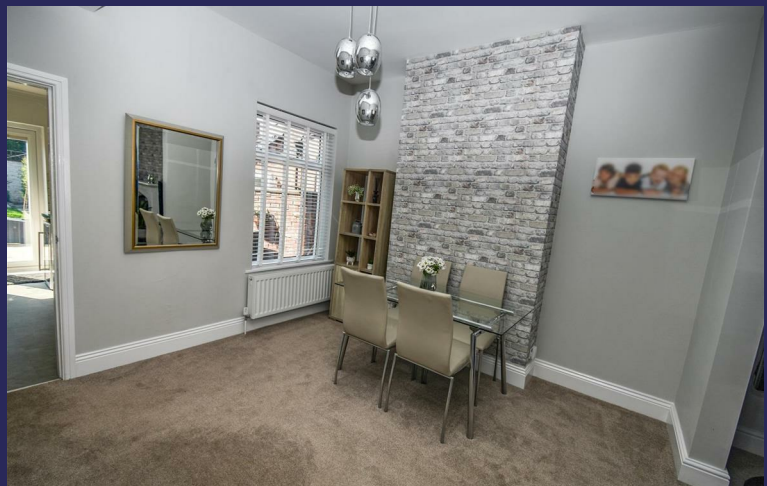
Estate Agents



14 Gladstone Street

The Weir, Hessle, HU13 0SD

Offers In The Region Of £174,950



14 Gladstone Street

The Weir, Hessle, HU13 0SD

Offers In The Region Of £174,950



Description

A beautifully presented property in a sought after location. Within walking distance of a great range of shops, bars and restaurants, the property blends modern conveniences with period features and is immaculate throughout. Comprises recess porch, entrance hallway, bay fronted lounge, dining room, attractive fitted kitchen. On the first floor there are two bedrooms and a large bathroom. The property is set in gardens to the front and rear.

Entrance hall

Recess porch, Upvc double glazed entrance door, central heating radiator, coved ceiling, laminate flooring and staircase to landing off.

Lounge

13'1" x 10'8" maximum (4.00 x 3.26 maximum)
Upvc double glazed bay window, central heating radiator, Adam style fire surround with a tiled back and hearth, picture rail. Open plan to:

Dining room

11'8" x 11'0" maximum (3.56 x 3.36 maximum)
Upvc double glazed window, central heating radiator and an under stairs storage cupboard.

Kitchen

11'3" x 8'3" (3.43 x 2.52)
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 tiled splash backs, stainless steel one and a half bowled sink unit with a mixer tap. Split level oven and hob and tiled flooring.

Landing

Coved ceiling and access to the roof void.

Bedroom 1

14'1" x 11'2" maximum (4.30 x 3.41 maximum)
Upvc double glazed window, central heating radiator, featuring a period fireplace and open grate, and coved ceiling.

Bedroom 2

11'8" x 8'3" maximum (3.58 x 2.53 maximum)
Upvc double glazed window, central heating radiator, featuring a period fireplace and open grate, and coved ceiling.

Bathroom

11'3" x 8'3" maximum (3.43 x 2.52 maximum)
Upvc double glazed window, towel rail central heating radiator, partially tiled and fitted with a three piece suite comprising panelled bath, vanity wash basin and a low flush WC, tiled flooring and a storage cupboard housing the gas central heating boiler.

Gardens

At the front of the property there is a small garden with a boundary wall. To the rear there is a further garden which has a lawn and patio with boundary fencing and well stocked borders. At the end of the garden there is a gate providing pedestrian access.

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

Tel: 01482 657657

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.

Free Market Appraisals / 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.

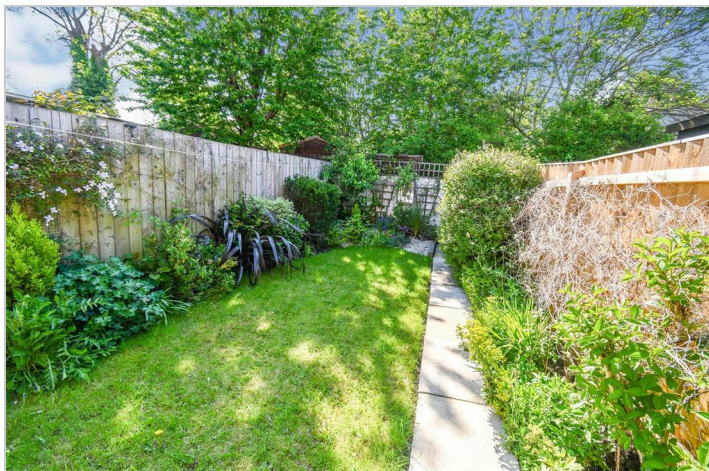
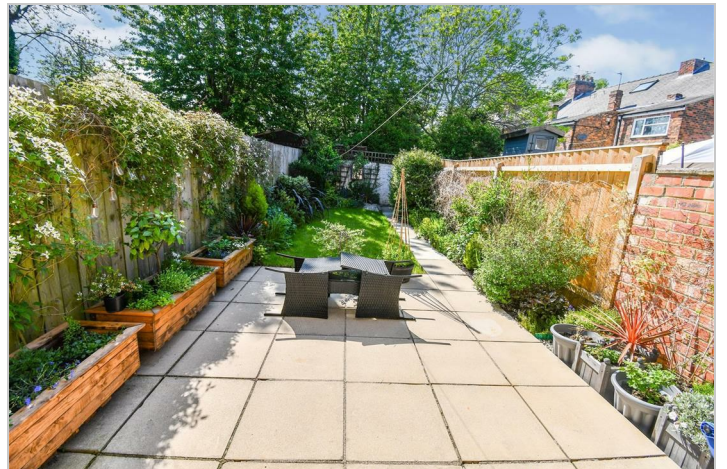
Agents Notes

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.

Whitakers Estate Agent Declaration

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.



Road Map



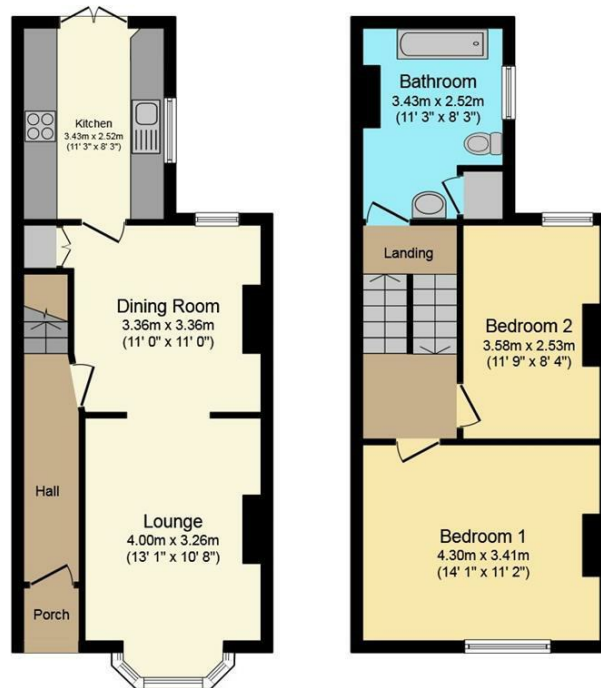
Hybrid Map



Terrain Map



Floor Plan



Ground Floor Floor area 42.0 sq. m. (452 sq. ft.) approx

First Floor Floor area 41.0 sq. m. (441 sq. ft.) approx

Total floor area 83.0 sq. m. (893 sq. ft.) approx

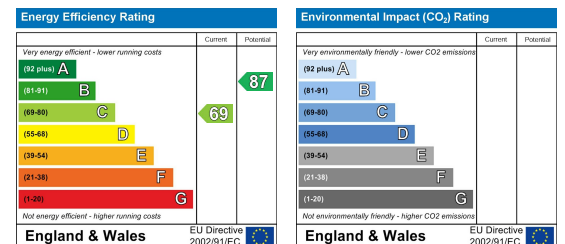
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

Viewing

Please contact our Whitakers Estate Agents - Anlaby Office 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.