



103 Penshurst Avenue, Hessle, East Yorkshire, HU13 9EN

- 📍 Stunning Terraced Home
- 📍 Parking To Front
- 📍 Attractive Lounge
- 📍 Modern Dining Kitchen
- 📍 2 Bedrooms
- 📍 Stairs To Loft
- 📍 A Garden To Enjoy
- 📍 EPC - D

Offers Over £139,500

INTRODUCTION

This superb terrace style property is located at the end of the cul-de-sac of Penshurst Avenue and has double car parking to the front and an attractive garden to be enjoyed to the rear. Modernised and stylishly presented, the accommodation boasts two bedrooms plus a staircase leads up to the loft area. There is a lovely lounge and a modern extended dining kitchen. The accommodation has central heating and double glazing. The rear garden has a deck stretching across the back of the house with lawn beyond. There is also a tenfoot access if required.

LOCATION

Penshurst Avenue is located off Seaton Road which can be accessed via First Lane or Beverley Road. The property is situated in a cul-de-sac section with no through traffic. It is conveniently placed for Hessle's good range of shops and amenities, many of which are located in the nearby Hessle Square. Penshurst Primary School and Hessle High School can be found a short distance away. There is a railway station at Hessle and the property is conveniently placed for access to the Humber Bridge, Hull city centre and the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE PORCH

With internal door to:

LIVING ROOM

15'6" x 15'2" approx (4.72m x 4.62m approx)
With bay window to the front elevation and feature fireplace housing a living flame gas fire. Staircase leads to the first floor off, meter cupboard beneath.



DINING KITCHEN

15'3" x 14'0" approx (4.65m x 4.27m approx)
To extremes.

This extended dining kitchen features a selection of oak fronted base and wall mounted units with roll top work surfaces, one and a half sink and drainer, range cooker with extractor hood above and integrated dishwasher. There is plumbing for an automatic washing machine and a tiled surround to the units. Windows to rear and double doors open out to the decking.



DINING KITCHEN - ALTERNATIVE VIEW



FIRST FLOOR

LANDING

With further staircase leading up to the loft area.

BEDROOM 1

11'10" x 13'2" approx (3.61m x 4.01m approx)
Up to fitted wardrobes to one wall.

Having sliding doors, being part mirrored. Two windows to the front elevation.



BEDROOM 1 - ALTERNATIVE VIEW



BEDROOM 2

9'4" x 9'0" approx (2.84m x 2.74m approx)
Window to rear elevation.



SHOWER ROOM

With suite comprising shower enclosure, low level W.C., wash hand basin in cabinet, tiled surround and floor.



SECOND FLOOR

LOFT AREA

15'3" x 9'8" approx (4.65m x 2.95m approx)
Accessed via a fixed staircase, this area is boarded out and has flooring and a velux window.



OUTSIDE

The property provides parking for two vehicles to the front on a block set forecourt. To the rear there is a decked patio running at the back of the house with lawned garden beyond. There is also a shed and tenfoot access is available.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

STAMP DUTY LAND TAX : TEMPORARY REDUCED RATES

Residential Rates on purchases from 8 July 2020 to 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

- Property or lease premium or transfer value SDLT rate
- Up to £500,000 Zero
- The next £425,000 (the portion from £500,001 to £925,000) 5%
- The next £575,000 (the portion from £925,001 to £1.5 million) 10%
- The remaining amount (the portion above £1.5 million) 12%

From 8 July 2020 to 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

VIEWING APPOINTMENT

TIMEDAY/DATE

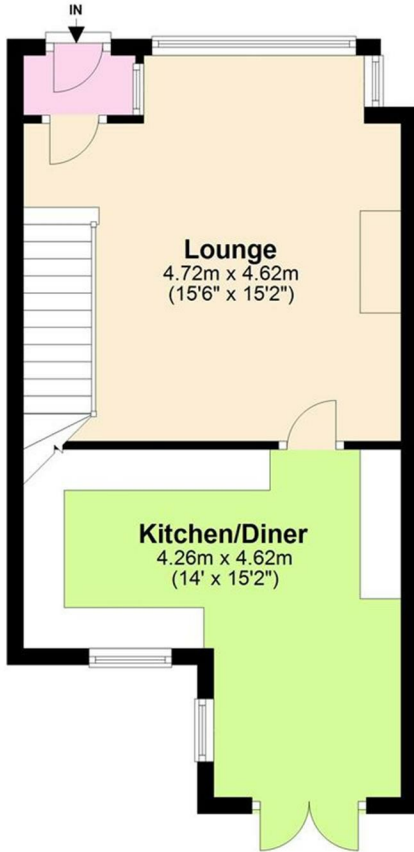
SELLERS NAME(S)





Ground Floor

Approx. 37.4 sq. metres (402.2 sq. feet)



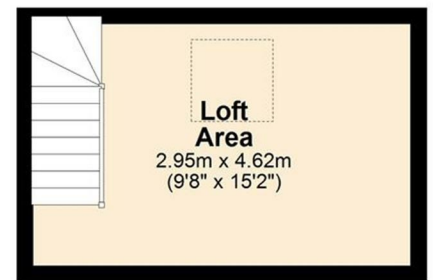
First Floor

Approx. 30.3 sq. metres (326.3 sq. feet)



Second Floor

Approx. 13.7 sq. metres (146.9 sq. feet)



Total area: approx. 81.3 sq. metres (875.4 sq. feet)

