



Brocklesby Close, Hesse, HU13 9HH
Asking Price £195,000


Philip
Bannister
Estate & Letting Agents

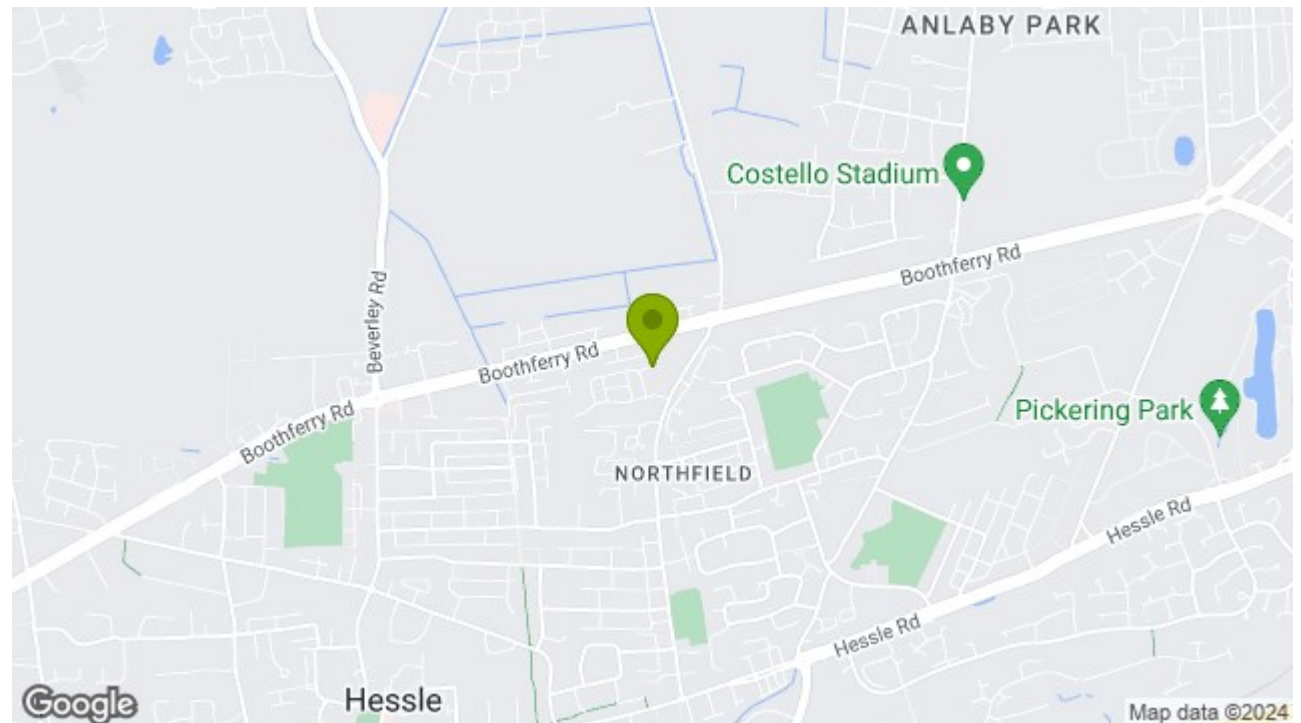
Brocklesby Close, Hessle, HU13 9HH

An exceptional three bedroom semi detached house that has been extensively refurbished in recent years and now offers modern living throughout! Located in a quiet cul-de-sac position, the property sits on a good sized corner plot, offering a good sized rear garden. The property briefly comprises, entrance hall, lounge, fitted dining kitchen with integrated appliances, conservatory , three bedrooms, loft area and a separate bathroom and w.c. gardens front and rear shared driveway and larger than average garage. The property must be viewed early to avoid any disappointment.

Key Features

- Excellent Cul De Sac Location
- Good Sized Corner Plot
- 3 Bedrooms With A Loft Area
- Dining Kitchen Leading To A Wonderful Conservatory,
- Bathroom & Separate W.C.
- Good Size Rear Garden,
- Shared Drive With A Double Length Garage
- Beautiful Family Home
- EPC=

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 a double glazed entrance door and radiator.

LOUNGE

15'3 x 12'8 plus recess (4.65m x 3.86m plus recess) with double glazed bow style window to the front elevation, further double glazed window to the side, feature fireplace, gas fire, laminate flooring and radiator.

DINING KITCHEN

9'5 x 16'8 (2.87m x 5.08m) with a range of cream fronted base and wall unit, laminate work surfaces, drawers, sink unit, gas cooker point, extractor hood, built in dishwasher, plumbing for automatic washing machine, built in fridge and freezer, vinyl flooring, inset lights, double glazed window to the side elevation and double glazed patio doors to:

CONSERVATORY

8'9 x 14'9 (2.67m x 4.50m) with laminate flooring, radiator and bi-folding doors leading out to the rear garden

LANDING

with double glazed window to the side elevation, radiator

BEDROOM 1

14'1 x 9'10 max measurement (4.29m x 3.00m max measurement) with double glazed window to the front elevation, radiator, built in wardrobes and drawers,

BEDROOM 2

10'9 x 9'10 (3.28m x 3.00m) with double glazed window to the rear elevation, storage cupboard and radiator.

BEDROOM 3 (USED AS AN OFFICE)

9' max measurement x 6'5 (2.74m max measurement x 1.96m) with double glazed window to the front elevation, radiator and fixed staircase to the loft area.

BATHROOM

With two piece white comprising panelled bath with shower above and glazed shower screen, wash hand basin in vanity unit, heated towel rail, splash back tiling, inset lights, xpelair and double glazed window to the side elevation

SEPARATE W.C.

fully tiled, w.c. and double glazed window to the side elevation.

LOFT AREA

11'5 x 15'10 (3.48m x 4.83m) with two double glazed velux windows, radiator and storage to eaves.

EXTERNAL

To the front of the property is a pebbled garden area, with a shared driveway leading to a larger than average garage. The rear garden is a good sized corner plot which is mainly laid to lawn with shed, greenhouse 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 B. (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 in-house professional 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

Philip Bannister & Co.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 Philip Bannister & Co.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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

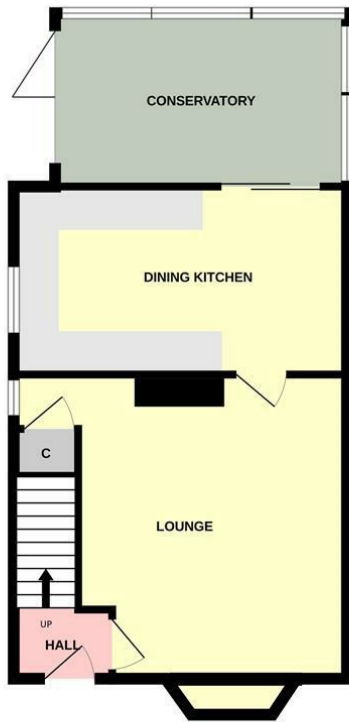
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

TENURE.

We understand that the property is Freehold.



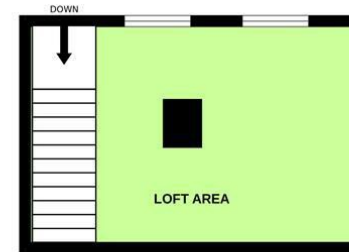
GROUND FLOOR



1ST FLOOR



2ND 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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