



Jenny Brough Lane, Hessele, HU13 0JZ
Asking Price £350,000

Philip
Bannister
Estate & Letting Agents

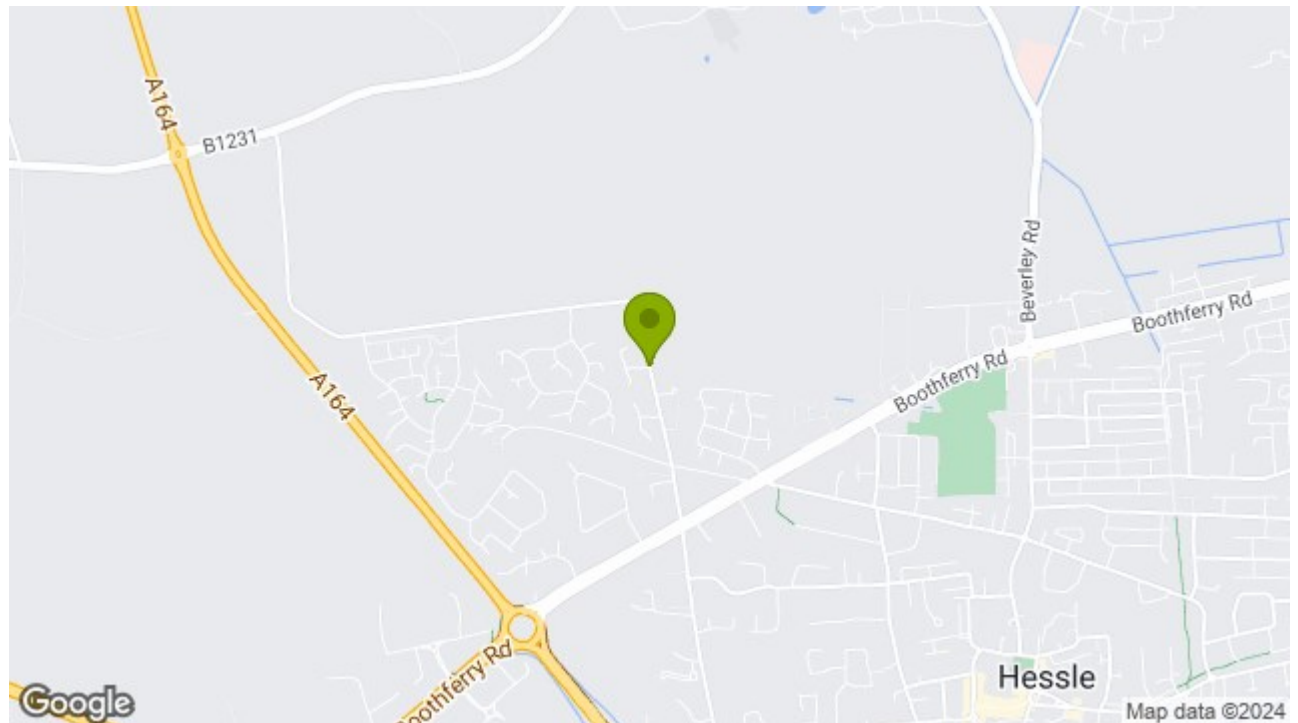
Jenny Brough Lane, Hessle, HU13 0JZ

Welcome to 'The Ridings' a unique, quirky and stunning detached home. Filled with charm, character and finished to the highest of standards throughout. Benefitting from generous and flexible ground floor accommodation with a cosy living room, a beautiful dining room, handy utility area and a modern Breakfast Kitchen. To the first floor there are 2 double bedrooms (originally a 3 bedroom) and a bathroom. Externally the property has so much to offer with a beautifully landscaped rear garden, front lawn, off-street parking and a garage.

Key Features

- Unique Property
- Bags of Charm & Character
- Generous Living Accommodation
- Beautifully Individual
- 2 Double Bedrooms
- Stunning Breakfast Kitchen
- Gorgeous Garden
- Off-Street Parking
- Garage
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(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.

GROUND FLOOR;

ENTRANCE HALL

A beautiful and welcoming entrance hall with flagstone flooring, storage cupboard and stairs off.

BREAKFAST KITCHEN

15'6 max x 11'6 (4.72m max x 3.51m)
A modern breakfast kitchen with pebble gloss wall and base units, contrasting white work surfaces, solid oak breakfast bar and a tiled splashback. Integrated appliances include a 5 ring Gas Hob, Extractor Hood, Electric Oven, Electric Combination Microwave/Oven, Coffee Machine, Inset Sink with Macerator and an Automatic Dish Washer. Further benefitting from a fitted bay window seat, designer radiator, flagstone flooring, recessed spotlights and windows to the front and rear elevations.

UTILITY ROOM

10'10 x 4'6 (3.30m x 1.37m)
A handy addition to the property with solid oak work surfaces, pebble gloss wall units, flagstone flooring, plumbing for an Automatic Washing Machine, space for a Tumble Dryer, 2 windows to the rear elevation, recessed spotlights, column radiator and a stable door to the rear garden.

LIVING ROOM

15'6 x 11'6 (4.72m x 3.51m)
A generous living room with feature fireplace housing a log burning stove, fitted alcove shelving, recessed spotlights, window to the front elevation, column radiator and open to the dining room.

DINING ROOM

12'6 x 10'8 (3.81m x 3.25m)
A fabulous addition to the property offering versatile living space, currently utilised as a dining room. With a fitted bay window seat, glazed French doors to the rear garden, recessed spotlights, feature wall with exposed brickwork, a column radiator and open to the living room.

FIRST FLOOR;

BEDROOM 1

15'6 x 11'6 max (4.72m x 3.51m max)
A bedroom of double proportions with windows to the front and rear elevation.

BEDROOM 2

15'6 x 9'4 max + wardrobes (4.72m x 2.84m max + wardrobes)
A further bedroom of double proportions with fitted wardrobes and windows to both the front and rear elevations.

BATHROOM

11'5 x 4'11 (3.48m x 1.50m)
A fully tiled bathroom with a four piece 'Villeroy & Boch' suite comprising of a vanity wash hand basin, concealed cistern WC, tiled bath and a walk in shower. Further benefitting from underfloor heating, heated towel rail, recessed spotlights and window to the front elevation.

EXTERNAL;

FRONT

To the front of the property is a shaped lawn and ample off-street parking as well as access to the garage.

REAR

A landscaped rear garden with shaped lawn and patio areas.

GARAGE

With up & over door, light & power supply.

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 double glazing to the front of the property.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D (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.

TENURE

We understand that the property is Freehold.

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.

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.

AGENTS NOTES

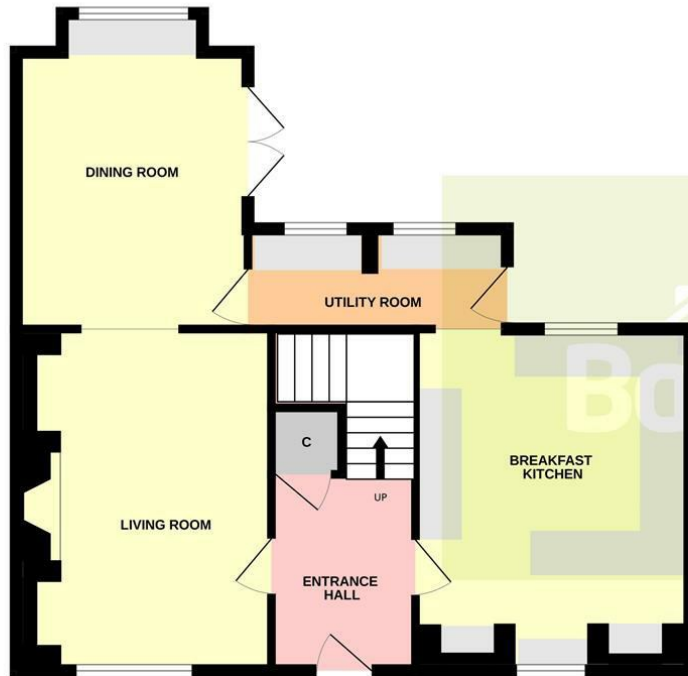
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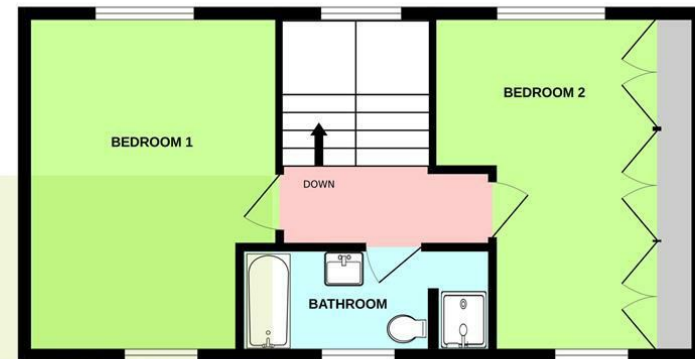
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn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



GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 sq.m.) approx.

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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58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN
Tel: 01482 649777 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

