



Barrow Lane, Hessele, HU13 0PL
Offers Over £260,000



Estate & Letting Agents

Barrow Lane, Hessle, HU13 0PL

An exciting opportunity. This property is situated within one of Hessle's most sought after locations. With bags of potential both internally and externally. The property is close to all local amenities that Hessle has to offer and must be viewed early to avoid any disappointment. The property briefly comprises entrance porch and hall, 2 reception rooms, kitchen, landing, 3 bedrooms, bathroom, separate w.c. and good sized gardens to the front and rear with driveway and garage. The property is offered with no chain involved.

Key Features

- Fantastic Potential with No Chain Involved
- Renovation Opportunity, Excellent Location
- Family sized Semi Detached house
- 2 Reception Rooms, Kitchen
- 3 Bedrooms, Bathroom Separate w.c.
- Good Sized Gardens, Drive and Garage
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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 PORCH

with double glazed door

ENTRANCE HALL

with glazed door, radiator and stairs to first floor.

LOUNGE

14'7 into bay x 12'9 (4.45m into bay x 3.89m)
with double glazed rounded bay window, feature fireplace, gas fire and radiator.

SEPARATE SITTING/DINING ROOM

18'4 max measurement x 12'6 (5.59m max measurement x 3.81m)
with patio doors, radiator and gas fire with back boiler

KITCHEN

13'8 x 6'9 (4.17m x 2.06m)
with a range of base and wall unit, laminate work surfaces, sink unit, breakfast bar, gas cooker point, plumbing for automatic washing machine, splash back tiling, two double glazed windows and double glazed door.

LANDING

BEDROOM 1

15'11 into bay x 12'9 (4.85m into bay x 3.89m)
with double glazed rounded bay window and radiator.

BEDROOM 2

13'6 into bay x 11'3 max measurement (4.11m into bay x 3.43m max measurement)
with double glazed window. built in wardrobes over cupboards and radiator.

BEDROOM 3

8'8 x 7'7 (2.64m x 2.31m)
with double glazed window and radiator.

BATHROOM

with two piece suite, comprising panelled bath, wash hand basin, radiator and double glazed window.

SEPARATE W.C.

with w.c. and double glazed window.

EXTERNAL

To the front of the property is a well maintained garden, with a side drive providing ample parking. To the rear again is a well maintained lawn garden with flower and shrub borders and beds, summerhouse and fencing forming boundary with gate. A garage with electric up and over door and light and power.

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 C . (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 professional independent 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 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: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100

TENURE.

We understand that the property is Freehold.



GROUND FLOOR

1ST 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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