



The Willows, Hessle, HU13 0NY  
Offers Over £79,950

Philip  
**Bannister**  
Estate & Letting Agents

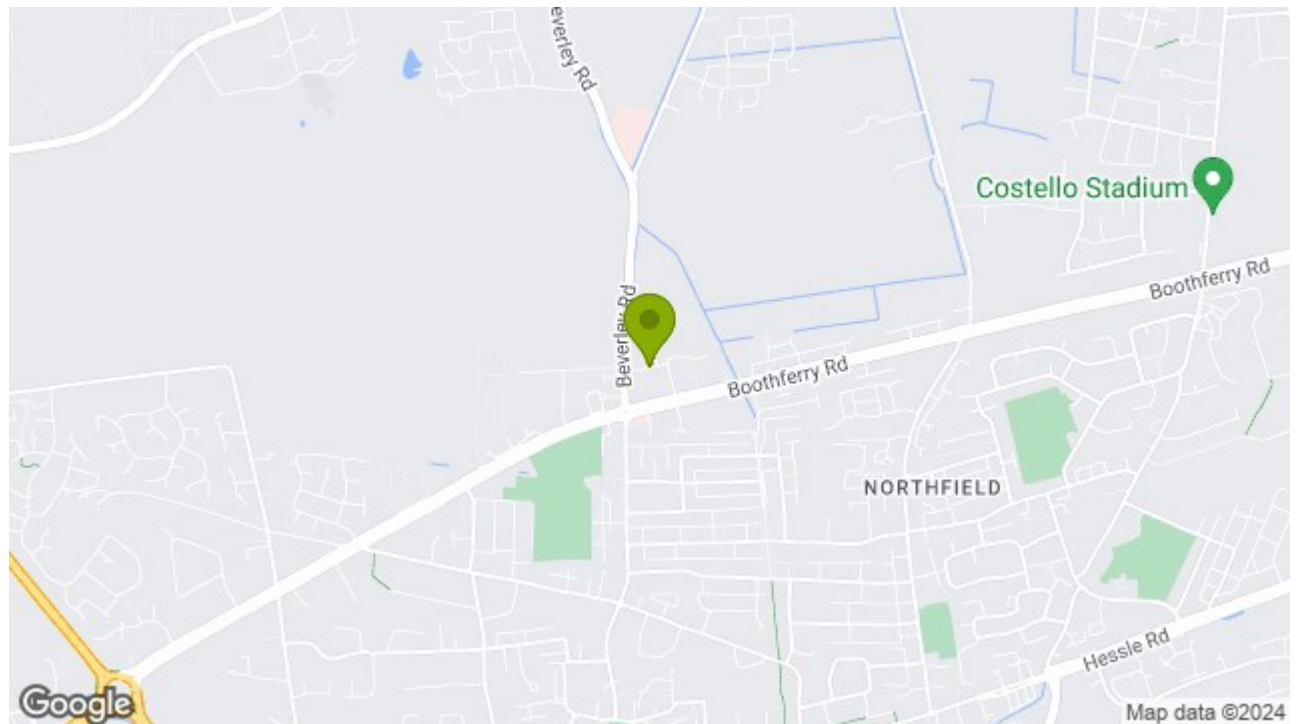
# The Willows, Hessle, HU13 0NY

A lovely ground floor apartment which must be viewed early to avoid any disappointment and which is nicely located in a cul de sac location off Boothferry Road In Hessle. The property briefly comprises entrance hall, lounge, breakfast kitchen, bedroom and bathroom. Outside are communal gardens and a parking space. No chain Involved

## Key Features

- Excellent Location in Hessle
- Entrance hall, lounge
- Electric heating, double glazing
- Breakfast kitchen, Bedroom
- Communal Gardens and parking
- No chain involved
- Early viewing a must
- EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 double glazed door.

## LOUNGE

16'2" x 11'2" (4.93m x 3.40m)

With double glazed window to front front elevation, electric heater.

## BREAKFAST KITCHEN

9'0" x 11'2" (2.74m x 3.40m)

With a range of base and wall units, laminate work surfaces, stainless steel sink unit, electric oven and hob, extractor hood, plumbing for automatic washing machine, vinyl floor covering and double glazed window to rear elevation.

## BEDROOM

9'10" x 12'6" (3.00m x 3.81m)

With double glazed window to rear elevation, electric heater and storage cupboard with water cylinder.

## BATHROOM

6'7" x 5'7" (2.01m x 1.70m)

With three piece white suite, comprising panelled bath with shower above and glazed shower screen, wash hand basin, w.c., fully tiled to walls and double glazed window to front elevation.

## OUTSIDE

## GENERAL INFORMATION

SERVICES - Mains water, electricity, and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of electric heating.

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.

LEASEHOLD - NB THIS PROPERTY IS LEASEHOLD, CONTACT THE OFFICE FOR FURTHER INFORMATION

## 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

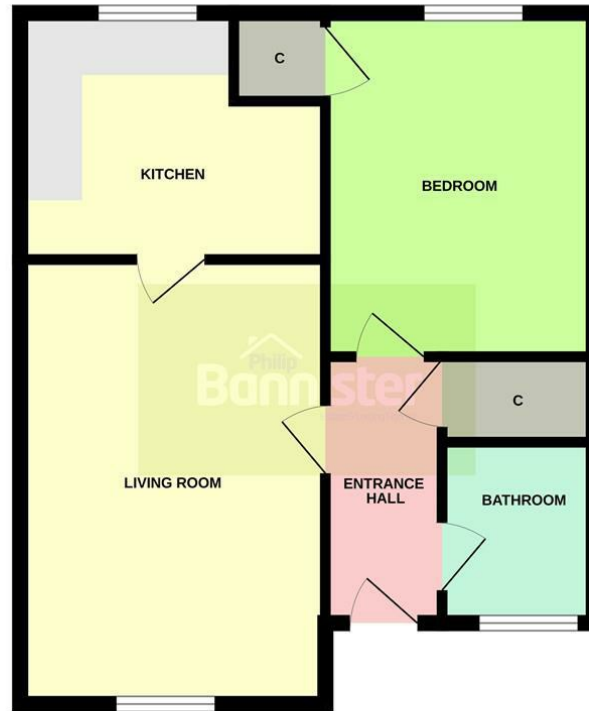
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## TENURE.

We understand that the property is Leasehold



GROUND 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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