



**Brown Garth, Hessle, HU13 0FW**

Asking Price £399,950



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Platinum Collection

## **Brown Garth, Hesse, HU13 0FW**

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A luxury Four bedroom detached home with a welcoming and Impressive central entrance hallway, Cloakroom/w.c., Lounge with double doors and feature bay window, Contemporary open plan kitchen with family living space, Dining area to sun/garden room with French doors into rear garden, Separate utility room with storage cupboard off, Gallery landing Four Bedrooms, Main Bedroom with Ensuite Shower Room, Family Bathroom. Outside are small open plan lawn gardens to the front and side and to the rear is an enclosed garden with large driveway offering multiple parking facilities and a brick garage. Early viewing is a must to avoid missing out on this beautiful property



# Brown Garth, Hessle, HU13 0FW

## Key Features

- Excellent Location In Hessle
- Beautiful Detached Family Home
- Welcoming Entrance Hall, Lounge
- Large Living/Dining kitchen with Garden Room Area Off
- 4 Bedrooms, En Suite Shower Room, Family Bathroom
- Gardens, Drive Offering Multiple Parking and Garage
- EPC - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(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, windows to side, radiator, tiled floor and stairs to first floor.

## CLOAKROOM/W.C.

with a two piece white suite, comprising wash hand basin, w.c., heated towel rail, half tiled to walls and tiled floor.

## LOUNGE

20'9 x 13'4 (6.32m x 4.06m)  
with double glazed square bay window, two further double glazed windows, and radiator.

## LARGE LIVING/DINING KITCHEN

20'9 x 11'4 (6.32m x 3.45m)  
with a range of base and wall units, laminate work surfaces, drawers, sink unit, electric oven and hob, built in fridge and freezer, radiator, tiled floor, inset lights, splash back tiling and double glazed window.

## GARDEN ROOM AREA

9'7 x 5'9 (2.92m x 1.75m)  
with double glazed bi-folding doors and tiled floor.

## UTILITY ROOM

with larder unit, work surfaces, plumbing for automatic washing machine and double glazed door.

## LANDING

with double glazed window, storage cupboard and access to roof void.

## BEDROOM 1

8'4 plus recess x 13'4 (2.54m plus recess x 4.06m)  
with double glazed window and radiator.

## ENSUITE SHOWER ROOM

with a three piece white suite, comprising shower in cubicle, wash hand basin with vanity beneath, w.c., tiled floor, heated towel rail, inset lights and tiled to walls.

## BEDROOM 2

11'11 x 11'9 max measurements (3.63m x 3.58m max measurements)  
with two double glazed windows and radiator.

## BEDROOM 3

8'4 x 11'9 (2.54m x 3.58m)  
with two double glazed windows and radiator.

## BEDROOM 4

8'6 x 7'10 (2.59m x 2.39m)  
with double glazed window and radiator.

## FAMILY BATHROOM

with a three piece white suite, comprising, bath, wash hand basin with vanity beneath, w.c., inset lights, tiled floor, half tiled to walls, heated towel rail and double glazed window.

## EXTERNAL

Outside are small open plan lawn gardens to the front and side and to the rear is an enclosed garden with large driveway offering multiple parking facilities and a brick garage.

## 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 E. (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.

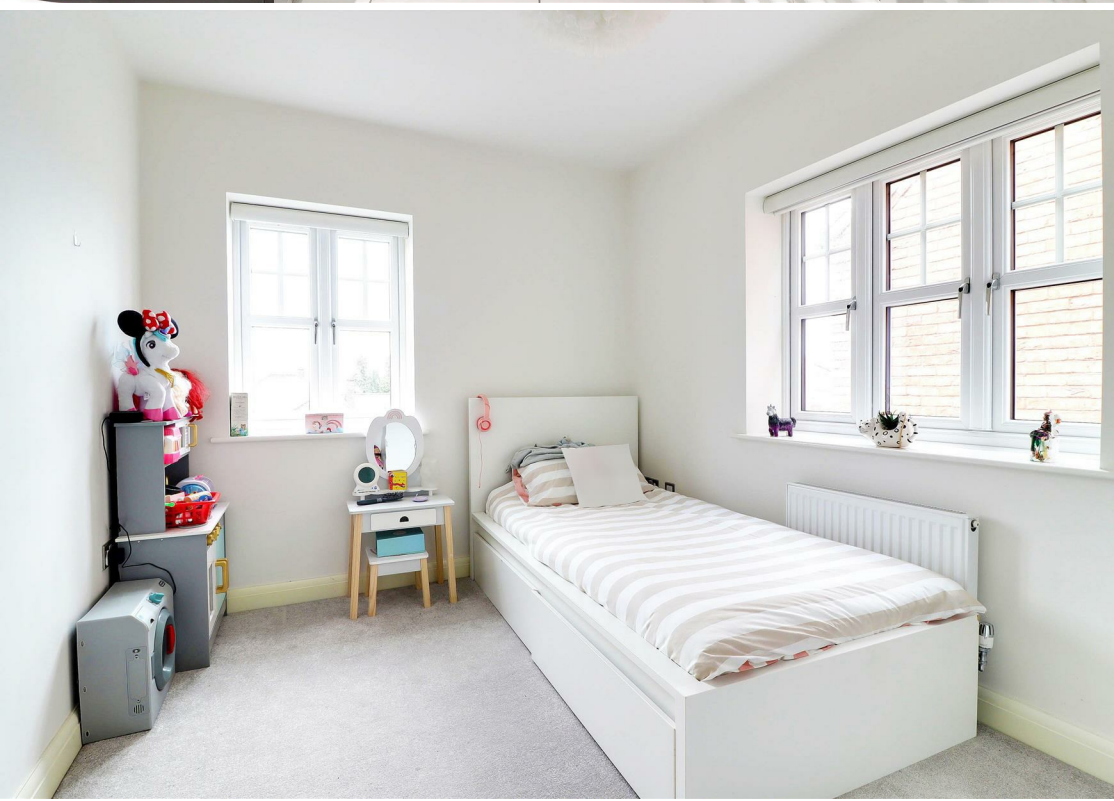
## THINKING OF SELLING?

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.**

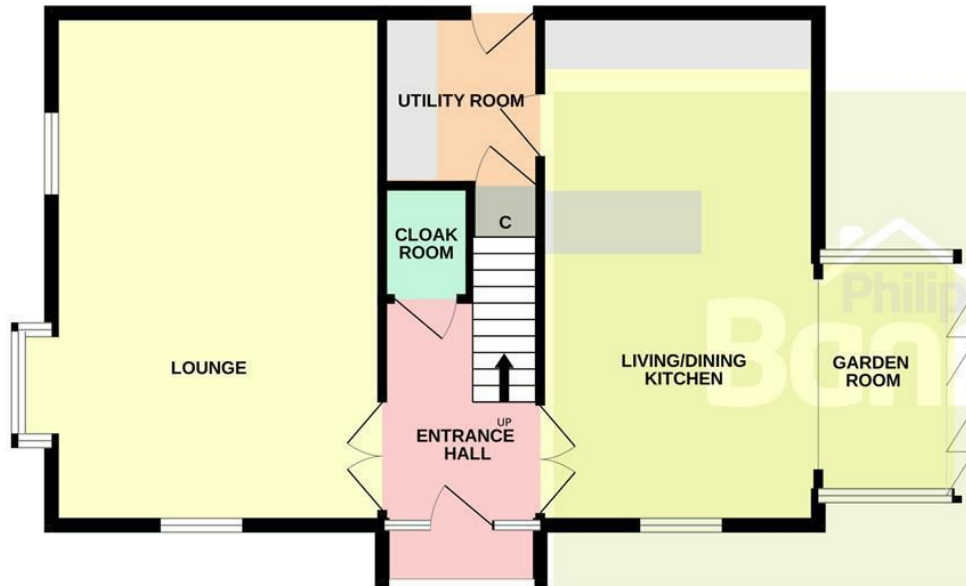
We understand that the property is Freehold.







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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**Philip**  
**Bannister**  
Estate & Letting Agents

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Platinum Collection

58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN  
Tel: 01482 649777 | Email: [info@philipbannister.co.uk](mailto:info@philipbannister.co.uk)  
[www.philipbannister.co.uk](http://www.philipbannister.co.uk)

