



First Lane, Hessele, HU13 9EU  
Offers Over £185,000

Philip  
**Bannister**  
Estate & Letting Agents

# First Lane, Hessle, HU13 9EU

A larger than average three bedroom (plus a loft Area) end terraced property which must be viewing early to avoid any disappointment. The property has gas central heating, double glazing, pull on drive offering multiple parking facilities and a great sized full width extension to the rear. The property briefly comprises entrance hall, lounge, separate sitting room, large dining kitchen, rear lobby, utility lobby, downstairs shower room, landing with fixed staircase to loft are and three bedrooms and family bathroom. Outside are gardens to the front and rear and a larger than average garage is accessible via a rear 10'. The property is offered with no chain involved.

## Key Features

- Larger Than Average Home
- Two Reception Rooms
- Large Dining kitchen
- Lobby, Utility and Shower Room
- Landing, Three Bedrooms
- Bathroom, Loft Area
- Gardens, Multiple Parking
- Larger Than Average Garage
- Early Viewing Is A must

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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 entrance door., laminate flooring, radiator, understairs cupboard, stairs to first floor

## LOUNGE

12'11 into bay x 13'7 (3.94m into bay x 4.14m) with double glazed square bay window to the front elevation, feature fireplace, fire, and two radiators.

## SEPARATE SITTING ROOM

11'10 x 12'10 (3.61m x 3.91m) with feature fireplace, wood effect flooring, radiator and open plan to:

## DINING KITCHEN

10'6 max measurement x 19'10 (3.20m max measurement x 6.05m) with a range of high gloss base and wall unit, laminate work surfaces, stainless steel sink unit, gas hob, electric oven extractor hood, built in dish washer, space for fridge freezer, splash back, breakfast bar, velux windows, laminate flooring, radiator, inset spot lights, double glazed window to the rear elevation and double glazed french doors onto the rear garden

## REAR LOBBY

with laminate flooring and double glazed entrance door giving access to the side of the property

## UTILITY LOBBY

4'5 x 6'10 (1.35m x 2.08m) with plumbing for automatic washing machine, laminate work surfaces, wall cupboards, laminate flooring, splash back tiling.

## SHOWER ROOM

with three piece white suite, comprising shower in cubicle, wash hand basin, w.c., heated towel rail, laminate flooring and double glazed window to the side elevation.

## LANDING

with double glazed window to the side elevation, radiator and fixed staircase to the loft area

## BEDROOM 1

13'4 into bay x 10' from front of wardrobes (4.06m into bay x 3.05m from front of wardrobes) with double glazed square bay window to the front elevation, built in wardrobes and radiator.

## BEDROOM 2

11'10 x 10' from front of wardrobes (3.61m x 3.05m from front of wardrobes) with double glazed window to the rear elevation, radiator and built in wardrobes

## BEDROOM 3

7'2 x 7'3 (2.18m x 2.21m) with double glazed window to the front elevation, built in over head cupboard, wardrobe, radiator and laminate flooring.

## BATHROOM

5'10 x 7'2 (1.78m x 2.18m) with three piece white suite, comprising panelled bath, wash hand basin, w.c., radiator, half tiled, vinyl floor covering, and double glazed window to the rear elevation.

## LOFT AREA

9'10 x 16'7 (3.00m x 5.05m) with velux window, laminate flooring and radiator.

## EXTERNAL

Outside to the front of the property is a garden area offering off road parking for multiple cars, and to the rear a large lawn garden with decking area, fence forming boundary double gates off the 10' access giving access to additional parking and to the 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 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 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.

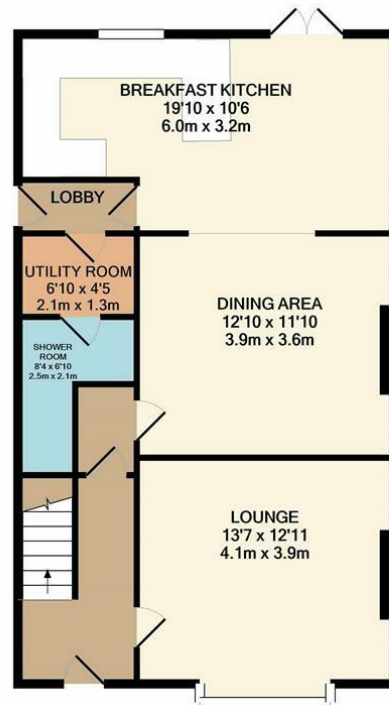
## AGENTS NOTES

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

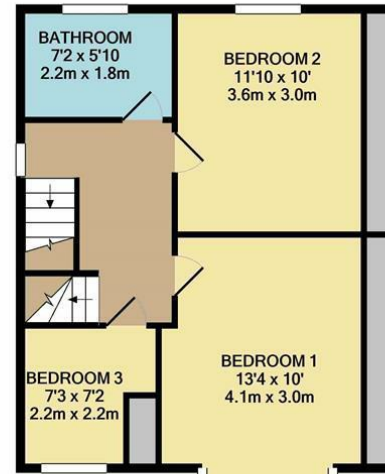
or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to 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 I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

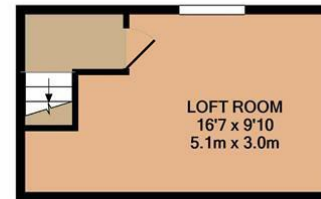




GROUND FLOOR



1ST FLOOR



LOFT SPACE

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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