



Lawnswood, Hesse, HU13 0PT
Offers Over £210,000

Philip
Bannister
Estate & Letting Agents

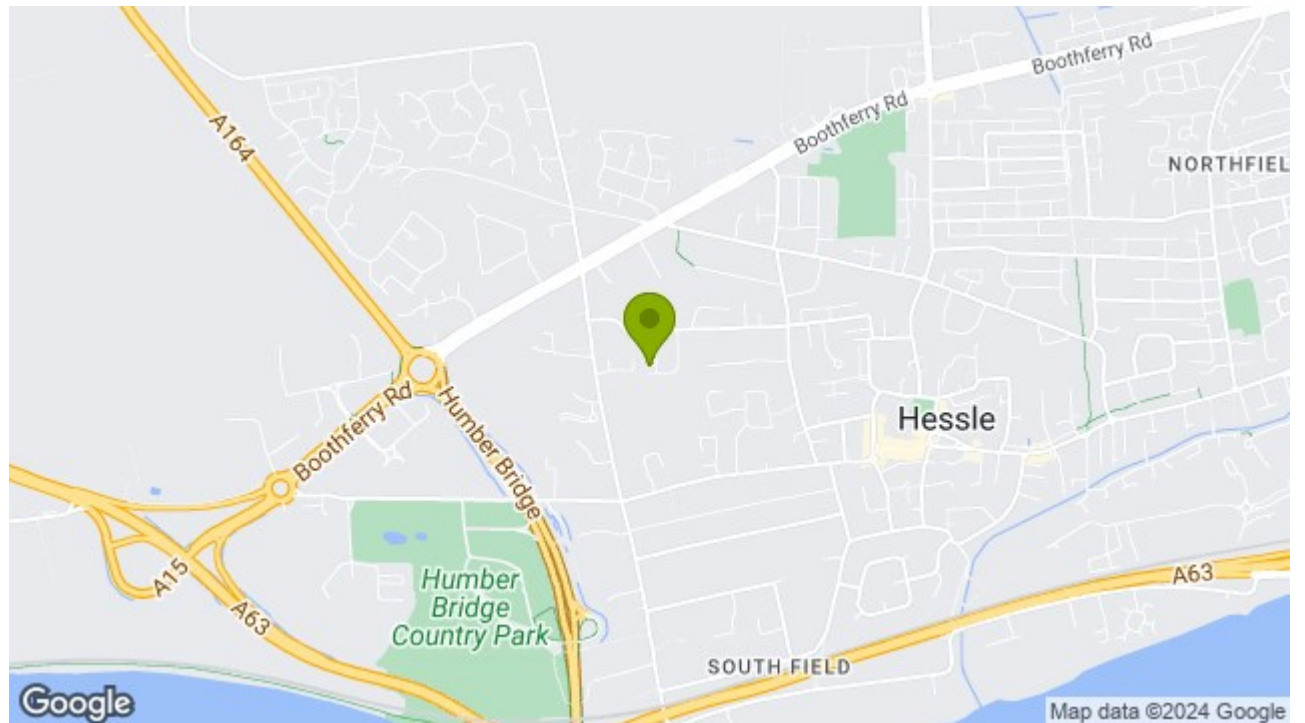
Lawnswood, Hessle, HU13 0PT

NO ONWARD CHAIN - This three bedroom semi-detached family home is situated within an ever popular cul-de-sac location. Within close proximity to all of Hessle's amenities. Situated on a corner plot with immense privacy. Generous and flexible living space throughout and well proportioned bedrooms. One not to be missed, act quick.

Key Features

- Semi Detached Home
- Cul-De-Sac Location
- 3 Bedrooms
- Corner Plot
- Off-Street Parking
- Garage
- Contemporary Bathroom
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(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.

ENTRANCE HALL

Providing access to the accommodation.

THROUGH LIVING ROOM

24'5 x 11'8 max (7.44m x 3.56m max)

A flexible and versatile living space with room for living and dining. To the rear there are French doors leading to the garden, to the front is a feature fireplace housing gas fire and a window to the front elevation.

KITCHEN

12;3 x 7'11 (3.66m;0.91m x 2.41m)

A well equipped kitchen with shaker style wall and base units with contrasting work surfaces. Integrated appliances include; Electric Hob, Electric Oven, Extractor Hood and a 1.5 Stainless Steel Sink Unit. Further benefitting from, tiled flooring, tiled splashback, recessed spotlights, windows to the side and rear elevation as well as plumbing for both an Automatic Washing Machine and a Slimline Dish Washer.

FIRST FLOOR ACCOMMODATION;

BEDROOM 1

10'11 x 12'11 (3.33m x 3.94m)

A bedroom of double proportions with window to the front elevation.

BEDROOM 2

10'11 x 10'9 (3.33m x 3.28m)

A further bedroom of double proportions with fitted wardrobes and window to the rear elevation.

BEDROOM 3

7'9 x 6'7 (2.36m x 2.01m)

A generous single bedroom with window to the front elevation.

BATHROOM

8'3 x 6'5 (2.51m x 1.96m)

A fully tiled four piece bathroom suite comprising of a free standing bath tub with tap stand, enclosed shower cubicle, WC with concealed cistern and a vanity wash hand basin. Further

benefitting from a heated towel rail and windows to the side and rear elevations.

EXTERNAL;

FRONT

A generous front and side drive leading to the garage. A shaped lawn with low walled border and various plants and shrubs.

REAR

A private rear garden with decking area, lawn area, fenced borders and brick-set footpath.

GARAGE

With up & over door and side door.

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.

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 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

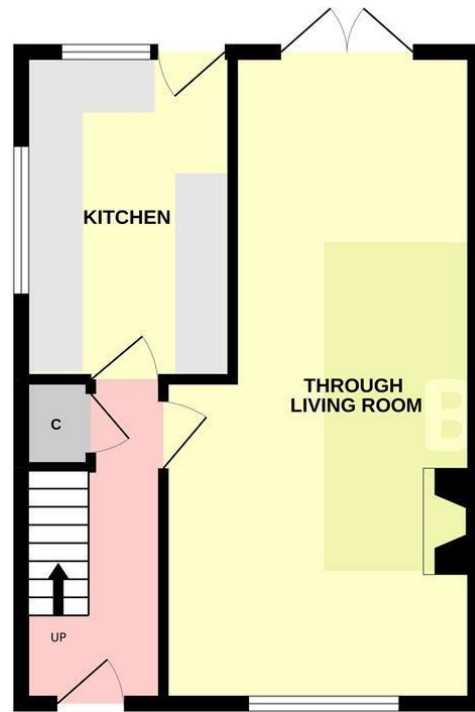
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Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding 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.

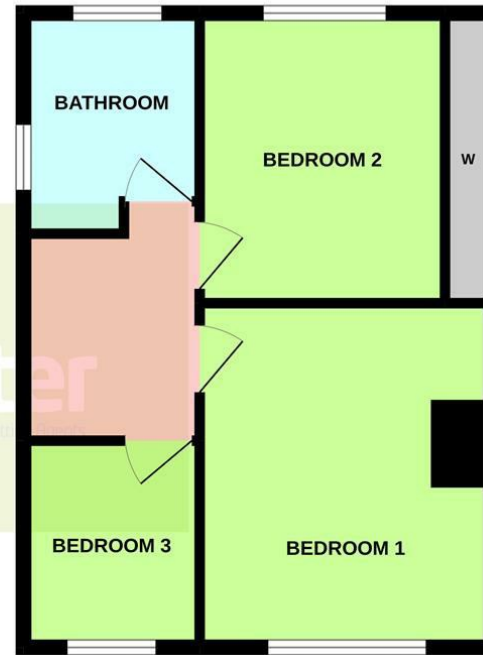
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 814 sq.ft. (75.6 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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