



Broad Avenue, Hessele, HU13 0FH
Offers Over £230,000


**Philip
Bannister**
Estate & Letting Agents

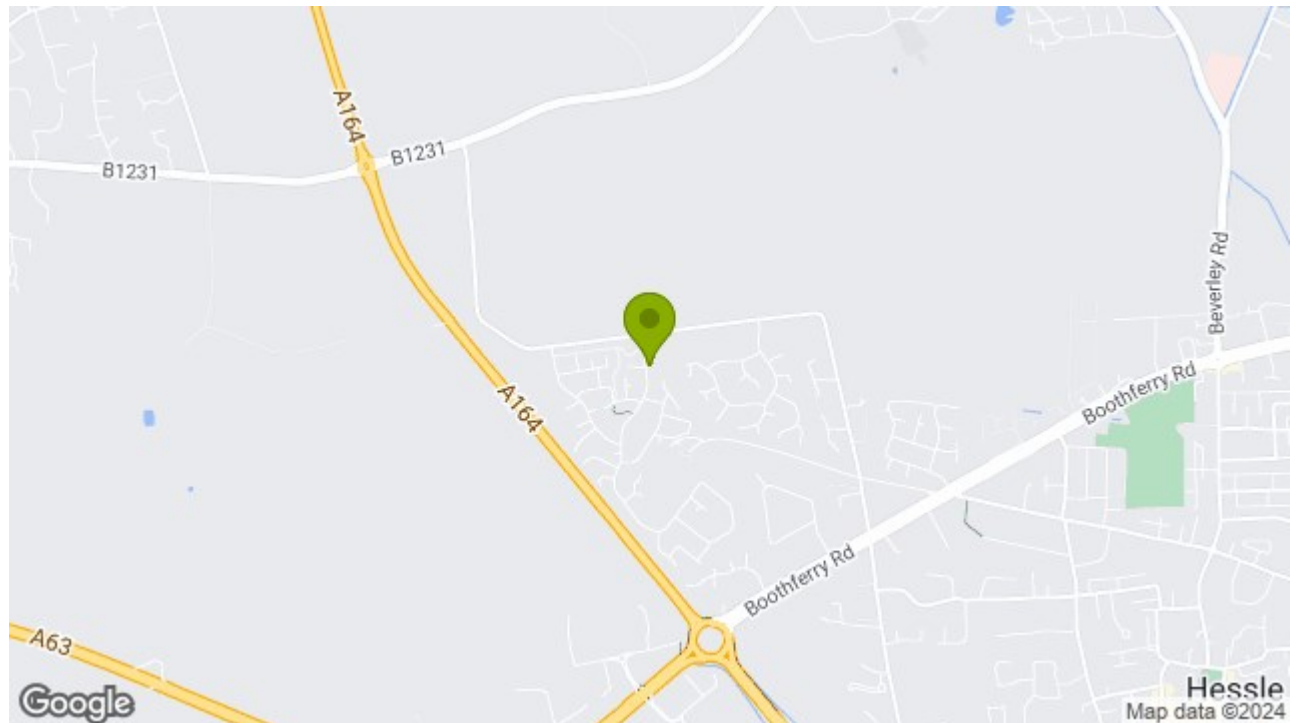
Broad Avenue, Hessle, HU13 0FH

Key Features

- Modern Townhouse
- Three/Four Bedrooms
- Two Bath/Shower Rooms
- Open Plan Living Kitchen
- Study and Cloakroom/w/.c
- Garden, Drive & Garage
- Conveniently Located
- EPC - B

This modern townhouse is situated within this popular residential development off Jenny Brough Lane, Hessle. The accommodation is arranged over three floors and briefly comprises an entrance hall, cloaks/w.C., study and an open plan living kitchen to the rear . To the first floor is the main bedroom with en-suite shower room plus a lounge/bedroom 4. To the second floor there are two further double bedrooms and a modern bathroom. The property has the benefit of gas central heating to radiators and uPVC double glazing. Outside there is a mainly laid to lawn garden to the rear and a garage with parking space in front can be found to the rear of the property. Please note that the property tenure is freehold and the garage tenure is leasehold. Early viewing is essential to appreciate this lovely home. Call today to book your viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(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

with entrance door, Amtico flooring,, storage cupboard housing boiler and plumbing for automatic washing machine and staircase to the first floor.

CLOAKROOM/W.C.

with two piece suite, wash hand basin, w.c., and Amtico flooring.

STUDY

7'11 x 6'5 (2.41m x 1.96m)
with double glazed window to the front elevation and radiator.

LIVING /DINING KITCHEN

20'2" x 13'6" max measurements (6.17 x 4.14 max measurements)
Having a range of contemporary fitted base and wall units with marble effect worksurfaces, stainless steel sink and drainer with shower style mixer tap. Integrated appliances include a double oven, four ring gas hob with extractor hood above, dishwasher and fridge/freezer, Amtico flooring,, storage cupboard, radiator concealed lighting, and double glazed square bay with French doors leading out the rear garden.

LANDING

with storage cupboard, radiator and stairs to the second floor.

LOUNGE/BEDROOM 4

13'7 x 11' (4.14m x 3.35m)
with double glazed window to the rear elevation and radiator.

BEDROOM 1

13'7 x 10'5 (4.14m x 3.18m)
with double glazed window to the front elevation and radiator.

ENSUITE SHOWER ROOM

With three piece suite comprising a shower enclosure, wash hand basin and low flush W.C. heated towel rail, and Amtico flooring.

SECOND LANDING

BEDROOM 2

13'7 x 12'3 max measurement (4.14m x 3.73m max measurement)
with double glazed window to the front elevation , radiator and further velux window.

BEDROOM 3

13'7 x 11'10 max measurement (4.14m x 3.61m max measurement)
with double glazed window to the rear elevation and radiator.

FAMILY BATHROOM

With three piece white suite comprising a bath with shower over and glazed screen, wash hand basin and low flush W.C., heated towel rail and tiling to walls.

EXTERNAL

There is a mainly laid to lawn garden to the rear with patio area and fencing forming boundary and pedestrian access gate to the side. A garage with parking space in front is situated in the courtyard to the rear. Please note that the garage is leasehold (further details on request).

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 D. (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



vitaly important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer in-house 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 KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

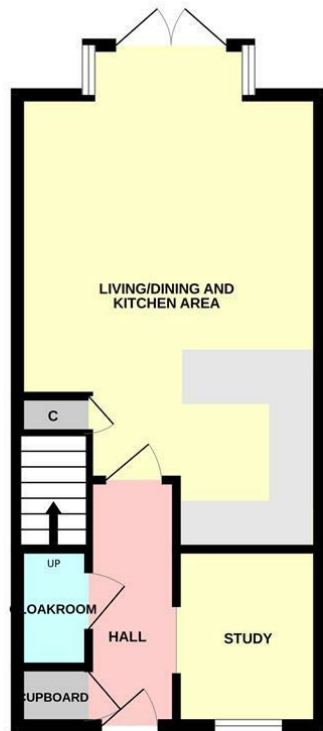
TENURE.

We understand that the property is Freehold - Whilst the property is freehold, there is a service charge for the maintenance of the residential development including landscaping and maintenance of the play area. This service charge is approximately £200 per annum payable twice a year. Further details available upon request from your legal representative.

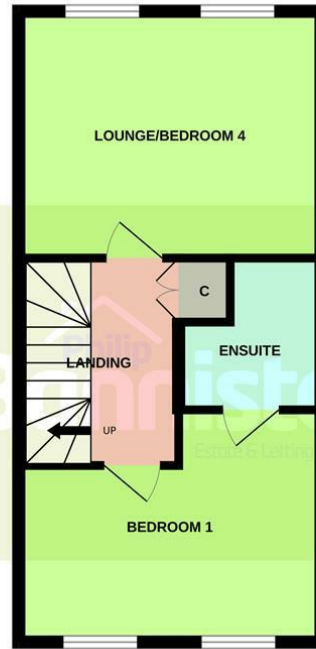
Please note that the garage is leasehold. A copy of the lease is available on request from your legal representative.



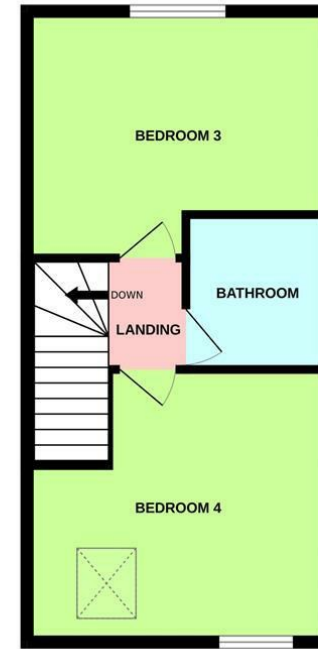
GROUND FLOOR



1ST FLOOR



2ND 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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