



**First Lane, Hessle, HU13 9DY**  
Asking Price £325,000



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Platinum Collection

## **First Lane, Hesse, HU13 9DY**

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An Individual designed detached Family home, situated on the popular First Lane in Hesse, close to local amenities and which must be viewed to appreciate it's size. The property requires some updating but sits on an amazing sized plot with multiple parking, drive and double garage. The property briefly comprises entrance hall, cloakroom/w.c., large lounge, separate sitting room, large dining kitchen, conservatory, landing with five bedrooms, (master with en suite bathroom) further family bathroom and fixed staircase to a large loft area. Outside to the front of the property is a large garden area offering multiple parking facilities and a driveway which leads to a double garage and a large rear garden.



# First Lane, Hessle, HU13 9DY

## Key Features

- Individual Detached family Home
- Large Plot with Double Garage
- 5 Bedrooms, Loft Area
- Ensuite Bathroom, Family Bathroom
- 2 Reception Rooms, Large Dining Kitchen
- Utility Room, Cloakroom/w.c.
- Conservatory, Good Size Garden
- EPC - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		
(69-80)	C	71	76
(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 double glazed door, laminate floor, radiator and stairs to first floor.

## CLOAKROOM/W.C.

with two piece suite, comprising w.c and wash hand basin, double glazed window to the front elevation.

## LARGE LOUNGE

27'6 x 14'8 (8.38m x 4.47m)  
with double glazed window to the front elevation, feature fireplace, 2 radiators and patio doors to conservatory

## SEPARATE SITTING ROOM

12'3 x 12'1 (3.73m x 3.68m)  
with double glazed window to the front elevation, laminate floor and radiator.

## LARGE LIVING/DINING KITCHEN

14'7 x 22'9 narrowing to 13'1 (4.45m x 6.93m narrowing to 3.99m)  
with a range of base and wall unit, laminate work surfaces, drawers, sink unit, electric oven and hob, plumbing for dishwasher, radiator, splash back tiling, tiled floor and double glazed window and double glazed french doors to the rear elevation.

## UTILITY ROOM

6' x 8'1 (1.83m x 2.46m)  
with some built in cupboards, laminate work surfaces, plumbing for automatic washing machine, and double glazed door.

## CONSERVATORY

with radiator and tiled floor.

## LANDING

with staircase to loft area.

## BEDROOM 1

12'1 x 12'3 (3.68m x 3.73m)  
with double glazed window to the front elevation, a range of wardrobes, drawers and dressing table unit, radiator

## ENSUITE BATHROOM

14'8 x 9'5 (4.47m x 2.87m)  
with three piece suite, comprising panelled bath, wash hand basin, w.c., radiator, tiled to walls , and double glazed window to the rear elevation

## BEDROOM 2

15'10 max measurements x 9'7 (4.83m max measurements x 2.92m)  
with double glazed window to the rear elevation, built in wardrobes and radiator.

## BEDROOM 3

11'4 max measurements x 14'8 max measurements (3.45m max measurements x 4.47m max measurements)  
with double glazed window to the front elevation, built in wardrobes and radiator.

## BEDROOM 4

11'2 max measurements x 12' max measurements (3.40m max measurements x 3.66m max measurements)  
with double glazed window to the rear elevation, built in wardrobes and radiator.

## BEDROOM 5

14'8 x 8'1 (4.47m x 2.46m)  
with double glazed window to the rear elevation, built in wardrobes and radiator.

## FAMILY BATHROOM

5'6 x 10'1 (1.68m x 3.07m)  
with three piece suite, comprising panelled bath, wash hand basin, w.c., radiator, tiled to walls , and double glazed window to the front elevation

## LOFT AREA

14'11 x 21'6 max measurements (4.55m x 6.55m max measurements)  
with two velux windows and radiator.

## REAR GARDEN

Large mainly laid to lawn, with patio area, fence forming boundary and gates.

## MULTIPLE PARKING TO FRONT AND DOUBLE GARAGE

To the front of the property the garden area offers multiple parking facilities with gates and drive that lead to a double 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 G (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 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





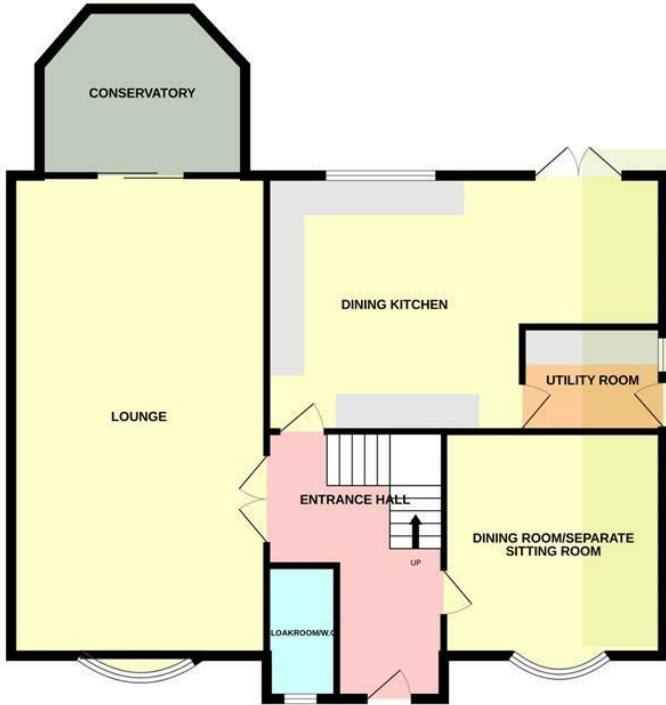








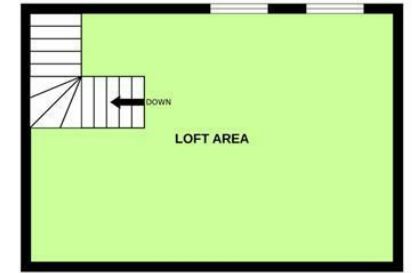
GROUND FLOOR



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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**Philip**  
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Estate & Letting Agents

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