



First Lane, Hesse, HU13 9EU  
Offers Over £150,000

  
**Philip Bannister**  
Estate & Letting Agents



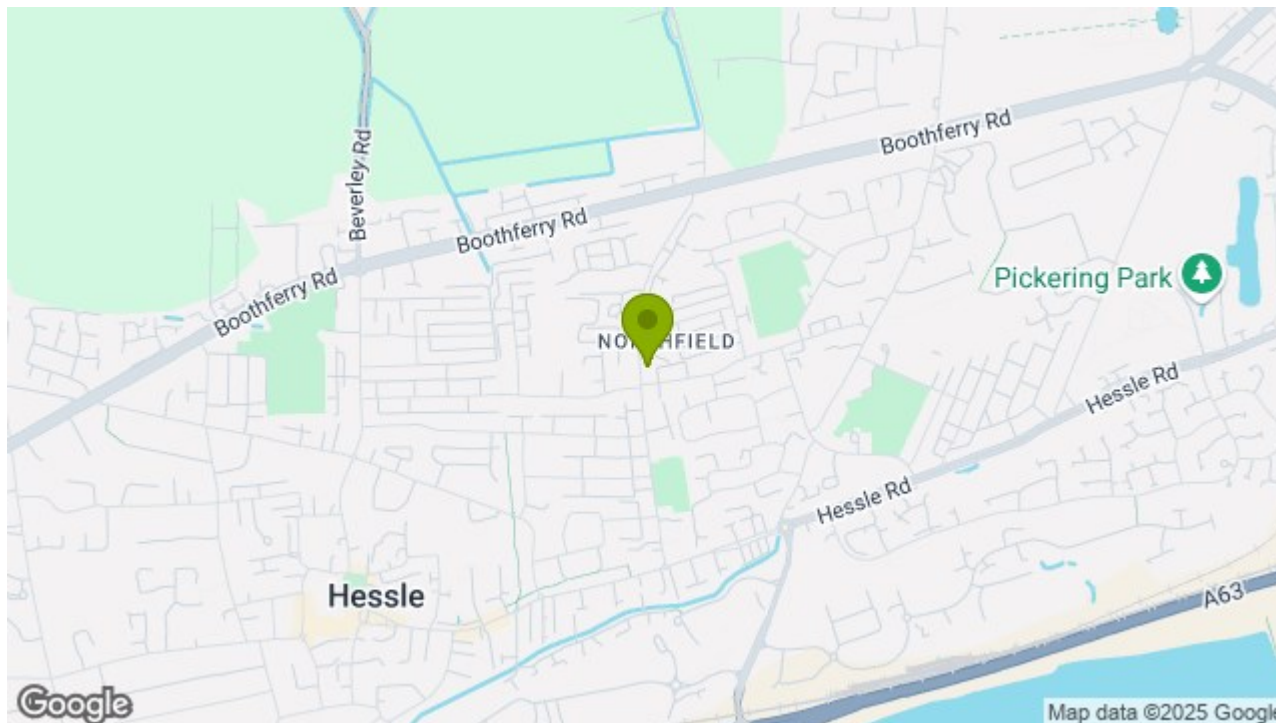
# First Lane, Hessle, HU13 9EU

Are you looking for your first home? Look no further. This larger than expected three bedroom property is conveniently located on First Lane, Hessle. This property has generous and flexible living accommodation with scope to put your own stamp on it. Offered to the market with no onward chain.

## Key Features

- Ideal Starter Home
- Generous Accommodation
- Off-Street Parking To The Rear
- 3 Bedrooms
- Convenient Location
- No Onward Chain
- Great Rear Garden
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## GROUND FLOOR;

### LIVING ROOM

13'5 into bay x 12'7 (4.09m into bay x 3.84m)  
A generous living space with laminate wood flooring, bay window to the front elevation and is open to the Dining Room.

### DINING / SITTING ROOM

11'1 x 14'2 into bay (3.38m x 4.32m into bay)  
A flexible reception space ideal for a dining or further sitting room with laminate wood flooring and bay window to the rear elevation.

### BREAKFAST KITCHEN

20'3 x 7'8 max (6.17m x 2.34m max)  
A large breakfast kitchen with a range of wall and base units, laminated work surfaces and splashback. Further benefitting from plumbing for an Automatic Washing Machine, Space for a Fridge/Freezer and a Gas Cooker, window to the rear and side elevation, vinyl flooring and ample dining space.

## FIRST FLOOR;

### BEDROOM 1

13'1 x 13'1 (3.99m x 3.99m )  
A bedroom of double proportions with bay window to the front elevation and a feature fireplace.

### BEDROOM 2

11'10 x 10'9 + wardrobes (3.61m x 3.28m + wardrobes)  
A bedroom of double proportions with fitted wardrobes and a window to the rear elevation.

### BEDROOM 3

7'2 x 6'10 (2.18m x 2.08m )  
A bedroom of single proportions with window to the front elevation.

### BATHROOM

6'10 x 5'10 (2.08m x 1.78m )  
Fully tiled bathroom with a three piece suite comprising of a panelled bath with overhead shower and a vanity unit housing a WC and a wash hand basin. Further benefitting from recessed spotlights, heated towel rail and a window to the rear elevation.

## EXTERNAL;

### FRONT

A gravelled frontage.

### REAR

With a shaped lawn, timber fencing, patio area, further area housing a shed and a parking space with gates accessed via a tenfoot.

## 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 OR The property has the benefit of sealed unit double

glazing.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (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 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.

## 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





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: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100

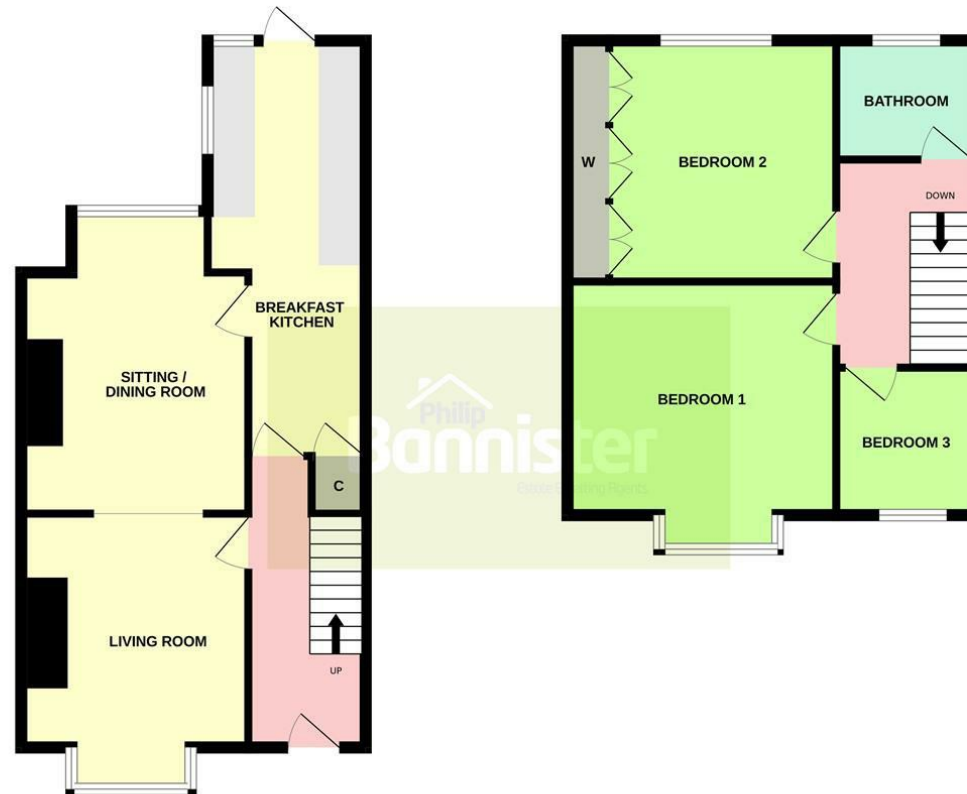






GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 959 sq.ft. (89.1 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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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)

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