



Woodside, Hesse, HU13 0PU
Asking Price £260,000

Philip
Bannister
Estate & Letting Agents

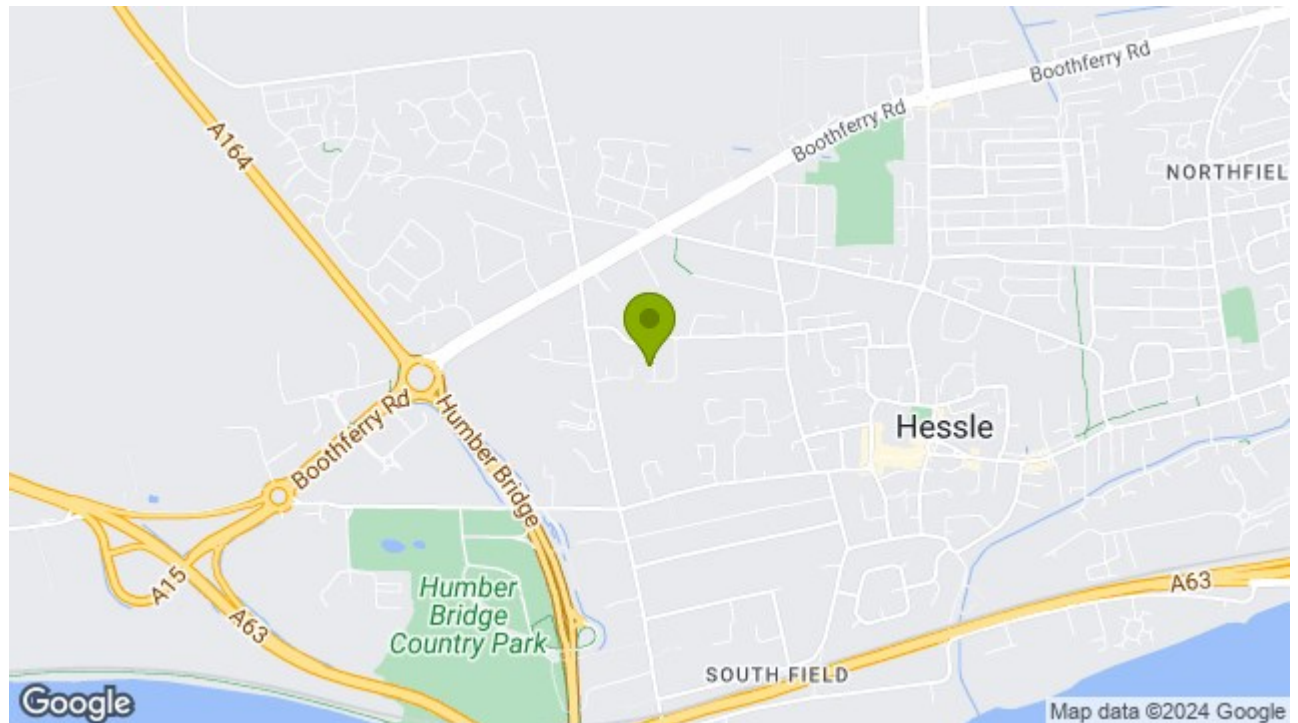
Woodside, Hessle, HU13 0PU

Key Features

- Early Viewing Is A Must
- Extended Semi Detached Family Home
- Three double Bedrooms, Bathroom
- Large Lounge/ dining area, Kitchen, Conservatory
- Gardens front and rear, Garage
- Excellent Cul De Sac Location
- Credit To It's Current Owners
- EPC =D

A beautiful semi detached family home located in a rarely available cul-de-sac in one of Hessle's sought-after areas and is brought to the market with no chain involved. This wonderful home has been updated and enhanced throughout by the current owners and is presented to a high standard, making it a perfect property for an ever growing family. Situated within easy reach of Hessle's wonderful restaurants and amenities, the property must be viewed to fully appreciate the true size and accommodation the property has to offer. Briefly comprises entrance hall, cloakroom/W.C. through lounge/dining area, fitted kitchen and conservatory. To the first floor there are three double bedrooms, and a good sized family bathroom. Outside are gardens to the front and rear, and a driveway providing ample off street parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	81
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 entrance door and window to side, laminate flooring, radiator and stairs to first floor

CLOAKROOM/W.C

with two piece white suite, with heated towel rail, double glazed window to the side and half tiled

THROUGH LOUNGE/DINING AREA

25'2 x 12'4 narrowing to 9'10 (7.67m x 3.76m narrowing to 3.00m)

with double glazed window to the front elevation, feature fireplace with wood burning stove, 2 x radiator and double glazed French doors to the conservatory.

FITTED KITCHEN

9'10 x 8'3 (3.00m x 2.51m)

with fitted floor units, laminate work surfaces, stainless steel sink unit, gas cooker point, extractor hood, drawers, plumbing for automatic washing machine and dish washer, larder units, inset light, splash back tiling, built in fridge freezer, laminate flooring and double glazed window and door to the rear elevation.

CONSERVATORY

11'8 x 7'8 (3.56m x 2.34m)

with laminate flooring, double glazed windows and door.

LANDING

with double glazed window to the side elevation and access to roof void.

BEDROOM 1

13'9 x 11'5 (4.19m x 3.48m)

with double glazed window to the front elevation, storage cupboard and radiator.

BEDROOM 2

10' 10 x 11'5 (3.05m 3.05m x 3.48m)

with double glazed window to the rear elevation and radiator.

BEDROOM 3

11'7 x 6'11 (3.53m x 2.11m)

with double glazed window to the front elevation, radiator and built in wardrobes.

BATHROOM

8'7 max measurements x 6'11 (2.62m max measurements x 2.11m)

with a three piece white suite comprising panelled bath with shower over and glazed shower screen, wash hand basin in vanity unit, w.c., tiled floor, tiled to walls, heated towel rail and double glazed window to the rear elevation

EXTERNAL

To the front of the property is a lawn garden with flower and shrub borders and beds and driveway . To the rear is an easy maintenance garden which is paved and has a decking area with built in seating, garage and fencing forming boundary with gate,

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 may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

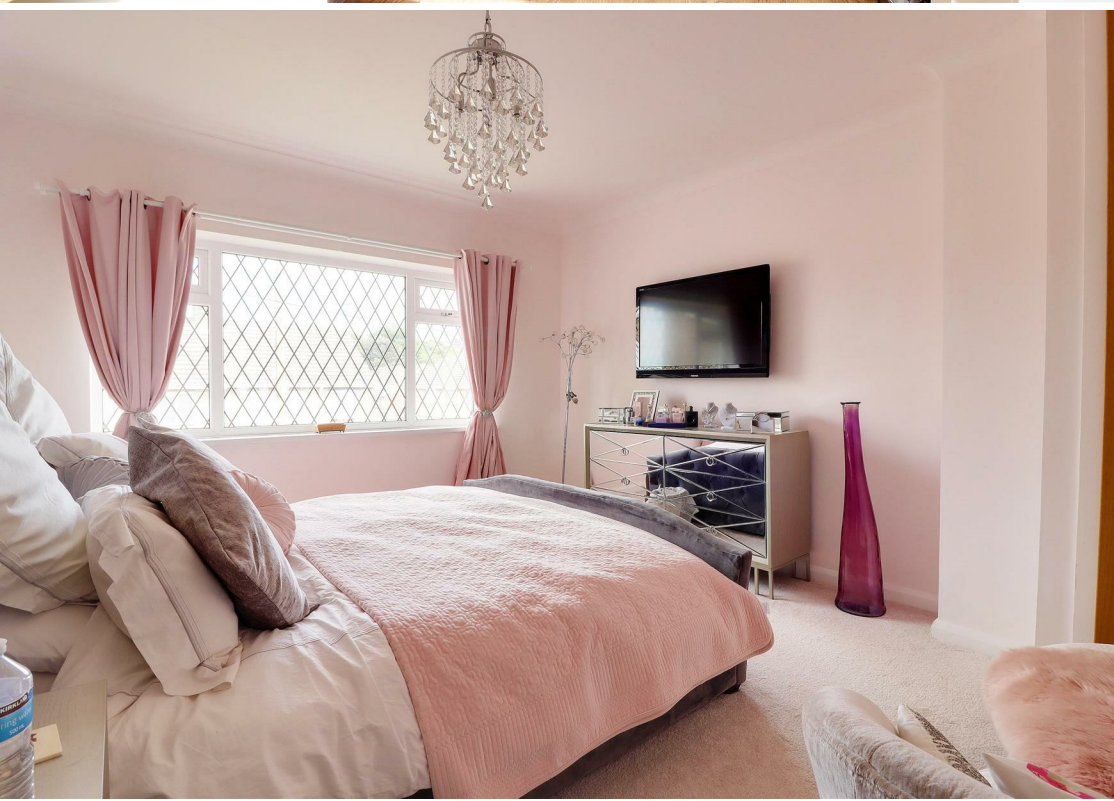
THINKING OF SELLING?

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 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.

AGENTS NOTES

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the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT 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

TENURE.

We understand that the property is Freehold.



GROUND FLOOR

1ST 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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