



Barnetby Road, Hessele, HU13 9HF  
Asking Price £230,000

Philip  
**Bannister**  
Estate & Letting Agents



# Barnetby Road, Hessle, HU13 9HF

## Key Features

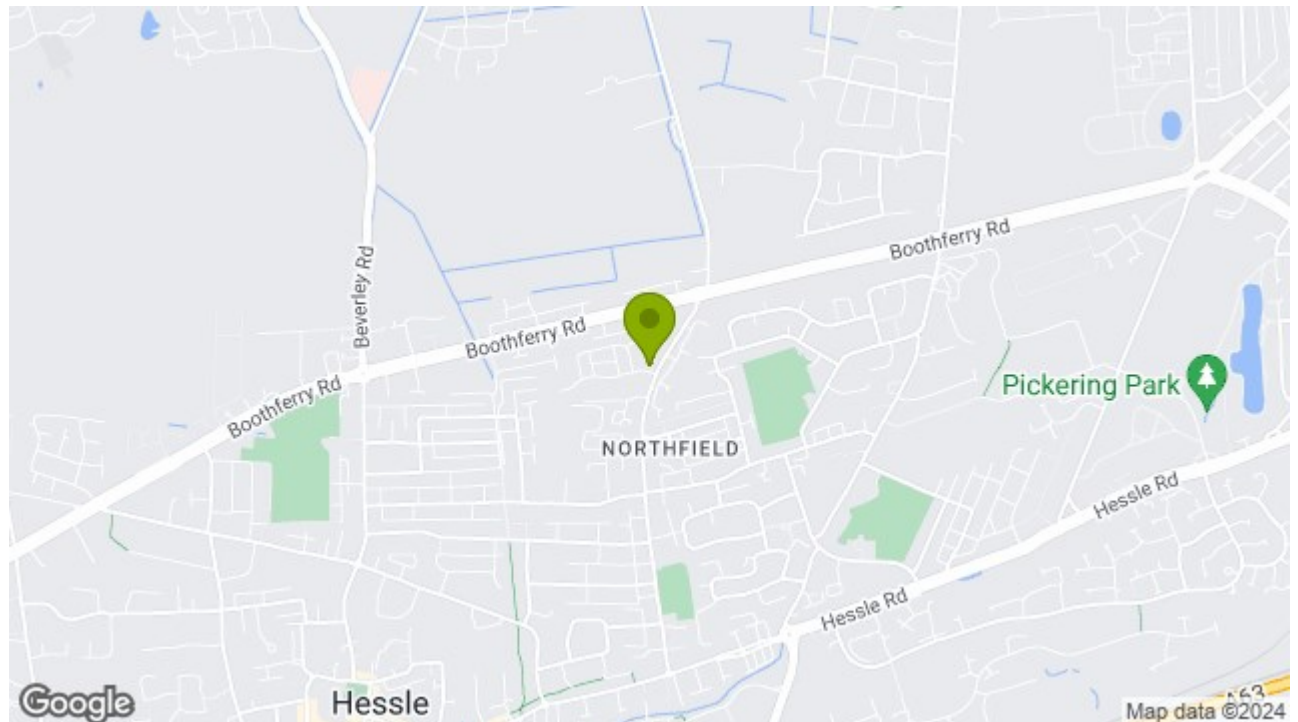
- Substantial Corner Plot
- 3 Bed Detached Home
- Ent Hall, Cloakroom, Lounge/Dining Area
- Kitchen, Conservatory, Study/Office
- Three Good Size Bedrooms, Bathroom
- Gardens, Driveway and Garage.
- Early Viewing is a must
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(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	

Located in the ever popular Hessle town, this home provides easy access to local amenities, schools, and transport links, making it an ideal choice for families or professionals alike. The property briefly comprises a spacious through lounge/dining area, an inviting entrance hall, and a convenient cloakroom/w.c., a conservatory and a study/office provides additional space for the growing family and three good-sized bedrooms and well-appointed bathroom.

The property sits on a substantial corner plot, offering ample outdoor space including gardens to the front, side, and rear. driveway and a garage.

With its desirable features and prime location, this property is sure to attract keen interest. An early viewing is highly recommended to fully appreciate the potential this home has to offer.









## 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

## CLOAKROOM/W.C.

## THROUGH LOUNGE INCORPORATING DINING AREA

26'1 max measurements by 16'1 narrowing to 9'7 (7.95m max measurements by 4.90m narrowing to 2.92m)

with double glazed bow style window to the front elevation, feature fireplace, electric fire, radiator and double glazed French doors to the conservatory

Dining Area with patio doors and radiator.

## KITCHEN

10'4 x 7'6 (3.15m x 2.29m)

with a range of base and wall units, quartz effect work surfaces, sink unit, electric oven and hob, carousel unit, extractor hood, plumbing for automatic washing machine, larder unit, fully tiled, double glazed window to the side elevation and door.

## CONSERVATORY

12'6 max measurement x 9'7 (3.81m max measurement x 2.92m)

with tiled floor and double glazed french doors

## STUDY/OFFICE

8'4 x 7'8 (2.54m x 2.34m)

with double glazed window, built in cupboards and radiator.

## LANDING

with double glazed window, airing cupboard with boiler and access to roof void.

## BEDROOM 1

9'6 x 16'1 max measurement (2.90m x 4.90m max measurement)

with double glazed window, built in wardrobes with drawers, built in dressing table unit, storage cupboard and radiator.

## BEDROOM 2

9' x 9'4 (2.74m x 2.84m)

with double glazed window and radiator.

## BEDROOM 3

7'2 x 9'4 (2.18m x 2.84m)

with double glazed window, radiator, built in wardrobe, dressing table unit and shelving.

## BATHROOM

with a three piece white suite, comprising panelled bath with shower over and glazed shower screen, wash hand basin with vanity unit beneath, w.c., fully tiled to walls, laminated effect flooring, heated towel rail, extractor fan, inset light and double glazed window.

## EXTERNAL

Outside are gardens to the front side and rear, which are paved and pebbled for ease of maintenance with patio areas, fencing and hedging forming boundary and 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 & 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 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**

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 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.**

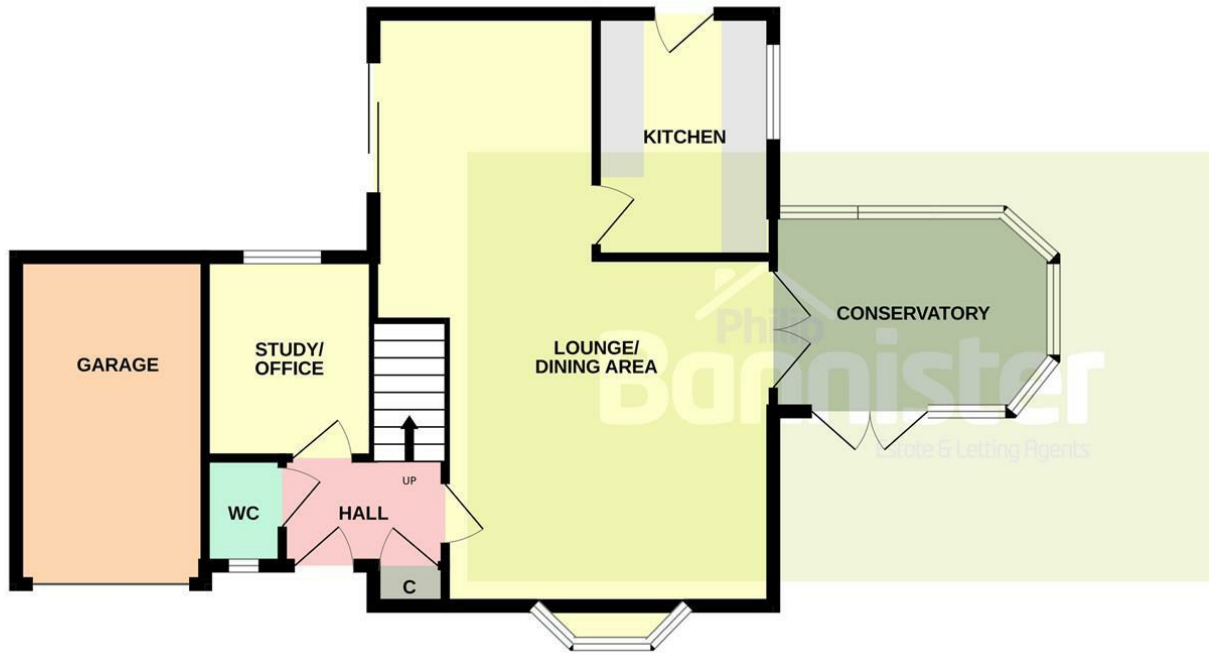
We understand that the property is Freehold.







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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