



**Castle Way, Hessle, HU13 0DU**  
Offers Over £160,000



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Platinum Collection

## Castle Way, Hessle, HU13 0DU

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A good sized family home, Located in a very popular part of Hessle within close proximity to all of Hessle's fantastic amenities. Comprising entrance hall, cloakroom/w.c., lounge, fitted kitchen with utility area off, landing, three bedrooms, bathroom, off-street parking, and a fantastic rear garden. The property must be viewed early to avoid any disappointment.



# Castle Way, Hessle, HU13 0DU

## Key Features

- Sought-After Location
- Ideal For First Time Buyers
- Close To Amenities
- Ample Off-Street Parking
- Superb Rear Garden
- Early Viewing is a must
- EPC = D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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 entrance door, tiled floor, radiator and stairs to first floor.

## CLOAKROOM/W.C.

with two piece suite, comprising w.c., wash hand basin, tiled floor, half tiled and double glazed window.

## LOUNGE

18'2 x 10'6 max measurements (5.54m x 3.20m max measurements)

with two double glazed windows, log burner, laminate flooring and radiator

## BREAKFAST KITCHEN/UTILITY AREA

18' 2 max measurements narrowing to 8'9 x 15'4 max (5.49m 0.61m max measurements narrowing to 2.67m x )

A fantastic breakfast kitchen with grey gloss wall and base units, wooden work surfaces and breakfast bar. gas cooker point, sink unit, extractor hood, inset lights, tiled floor, boiler, plumbing for automatic washing machine, larder unit, radiator and double glazed window and French style doors and open plan to a utility area.

## LANDING

## BEDROOM 1

9'3 x 15'4 (2.82m x 4.67m)  
with double glazed window, inset lights, radiator and built in wardrobes.

## BEDROOM 2

8'8 x 12'6 (2.64m x 3.81m)  
with double glazed window, radiator and laminate flooring.

## BEDROOM 3

5'9 x 12' (1.75m x 3.66m`)  
with double glazed window and radiator.

## BATHROOM

5'2 x 9'2 (1.57m x 2.79m)  
with a four piece white suite comprising panelled bath, separate shower cubicle, wash hand basin, w.c, inset lights, heated towel rail, tiled floor and double glazed window.

## EXTERNAL

Outside to the front of the property is off road parking for two cars and to the rear is a mainly laid to lawn garden, decking and patio area, summerhouse and fencing forming boundary

## 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 A . (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.

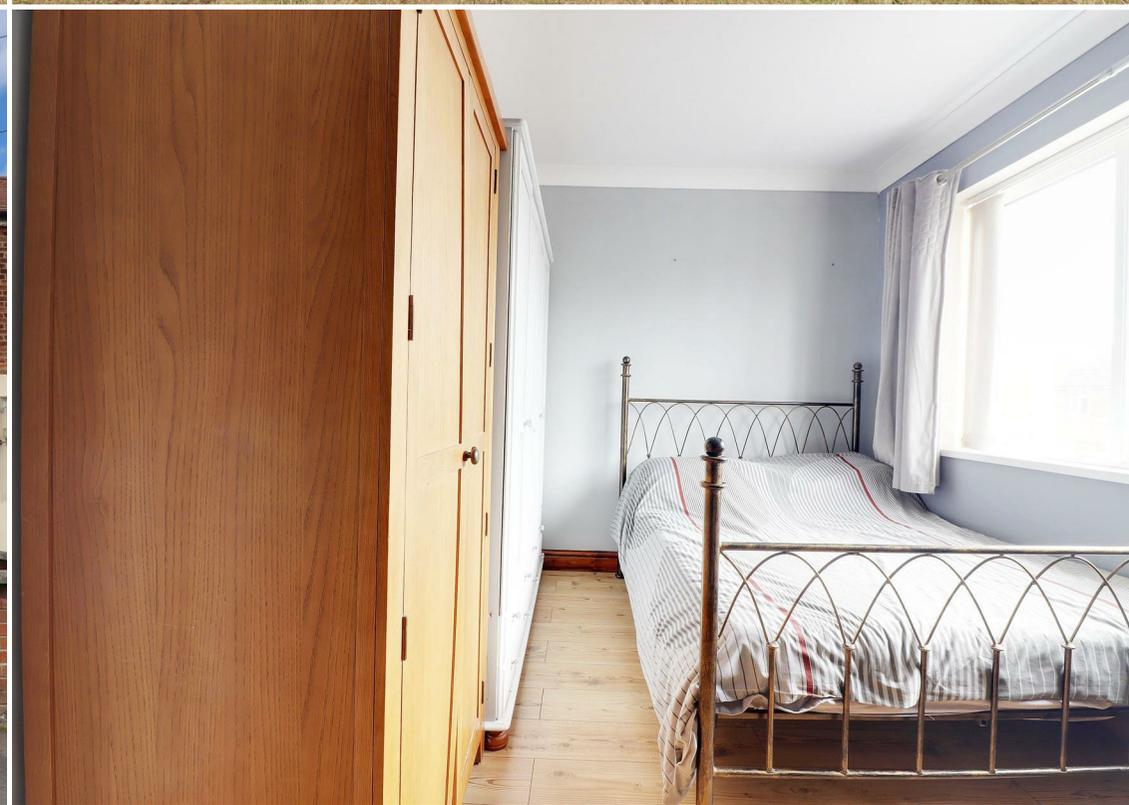
In compliance with NTSSTAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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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