



Headlands Drive, Hesse, HU13 0JP
Offers In The Region Of £275,000

Philip
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Estate & Letting Agents

Headlands Drive, Hessle, HU13 0JP

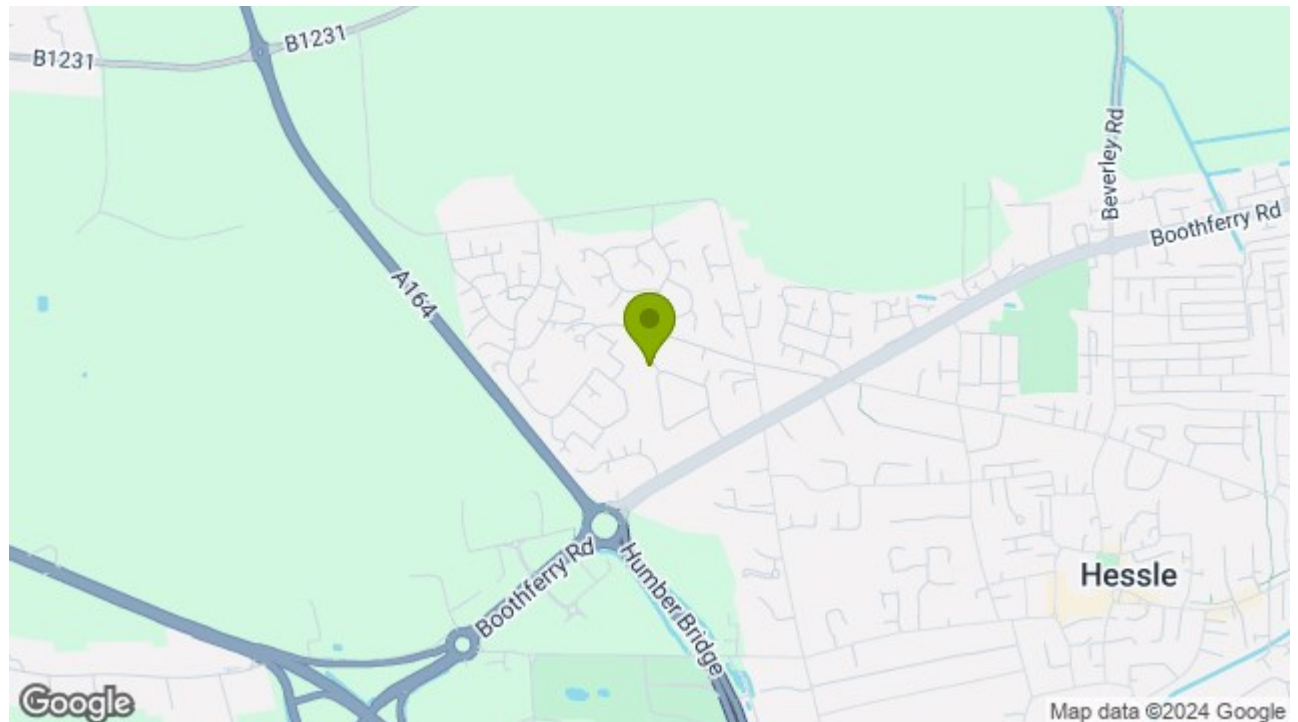
This superb family home is conveniently located on this desirable and rarely available location off Weelsby Way, Hessle. The property requires modernisation, but is of a great size and and is offered with no chain involved.

The property has been extended and and briefly comprises entrance porch, welcoming entrance hall, two reception rooms, extended breakfast kitchen, rear lobby, cloakroom/w.c., landing, four good sized bedrooms and a shower room and separate w.c., Outside are gardens to the front and rear, driveway and garage.

Key Features

- Desirable Location
- Light and Spacious Rooms
- Potential to Add Value
- Extended 4 Bedroom Semi Detached Home
- Large Rear Garden
- No Chain Involved
- Early Viewing Is a Must
- EPC -D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(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 PORCH

with double glazed double doors

ENTRANCE HALL

with glazed door, double glazed window to the side elevation, two understairs cupboards and stairs to the first floor.

LOUNGE

16'4 into bay x 13'9 (4.98m into bay x 4.19m) with double glazed angle bay window to the front elevation, feature fireplace and electric fire.

SEPARATE SITTING/DINING ROOM

14'5 x 12'3 (4.39m x 3.73m) with window to the rear elevation, gas fire

BREAKFAST KITCHEN

21'1 x 7'11 widening to 11'4 (6.43m x 2.41m widening to 3.45m) with a range of base and wall units, laminate work surfaces, drawers, sink unit, electric cooker box, plumbing for automatic washing machine and dishwasher, splash back tiling, tiled floor, extractor hood and three windows to the side elevations and half glazed door.

REAR LOBBY

with double glazed door, tiled floor and window to the side elevation

CLOAKROOM/W.C.

with two piece white suite, comprising w.c., wash hand basin, tiled floor and window to the side elevation.

LANDING

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

BEDROOM 1

17' into bay x 12'5 (5.18m into bay x 3.78m) with double glazed angle bay window to the front elevation and storage cupboard.

BEDROOM 2

14'5 x 12'3 (4.39m x 3.73m) with window to the rear elevation and built in wardrobes.

BEDROOM 3

10'3 x 11'4 (3.12m x 3.45m) with window to the rear elevation and airing cupboard.

BEDROOM 4

9' x 8' (2.74m x 2.44m) with window to the front elevation.

SHOWER ROOM

with a two piece white suite, comprising shower in cubicle, wash hand basin in vanity unit, fully tiled to walls, heated towel rail and window to the side elevation.

SEPARATE W.C.

with w.c. window to the side elevation and fully tiled to walls.

EXTERNAL

Outside to the front of the property is a garden with key block paved driveway leading to a garage with up and over door. To the rear is a good sized lawn garden with flower and shrub borders and beds, patio area and shed.

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 some replacement PVC double glazed frames and 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 E. (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



vitaly 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 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

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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