



The Willows, Hessle, HU13 0NY
Offers In The Region Of £325,000


**Philip
Bannister**
Estate & Letting Agents

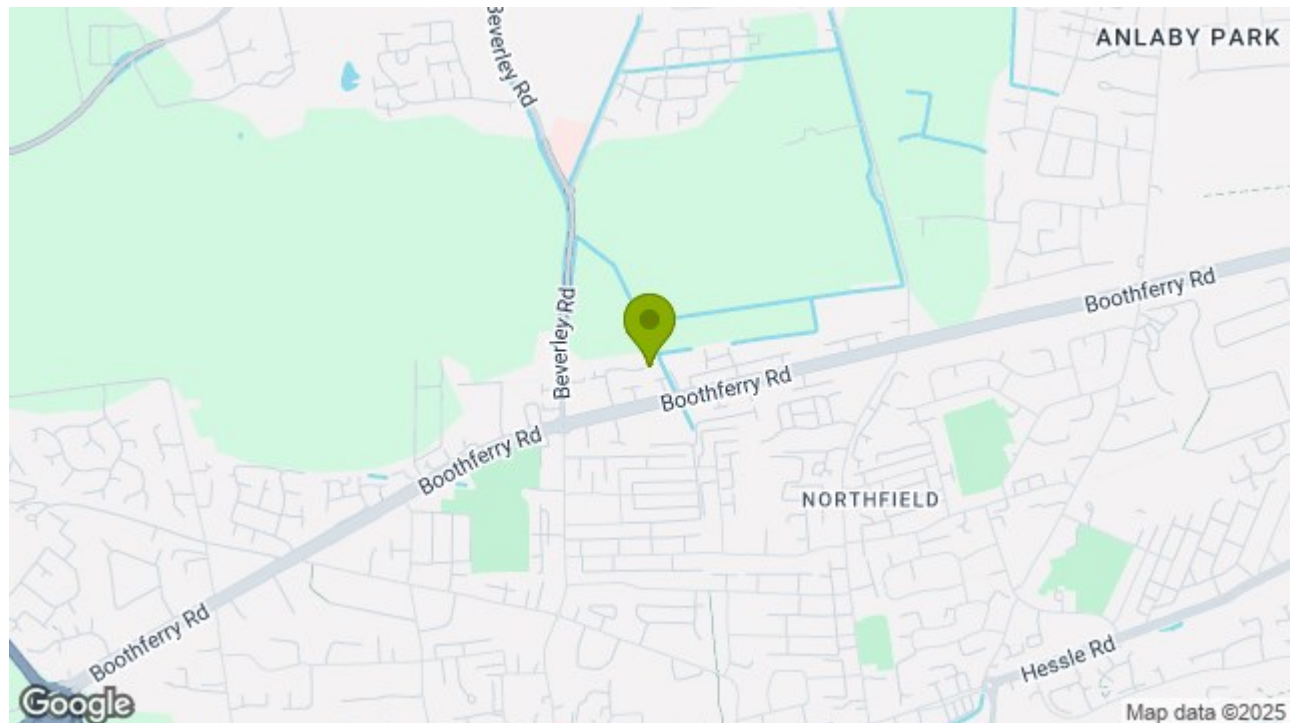
The Willows, Hessle, HU13 0NY

Boasting an envious plot, this individual 4 bedroom detached home is ready and waiting for its next owner. Situated within a quiet and sought-after cul-de-sac, this home offers generous and flexible living space spread across three floors. Immaculately and tastefully presented throughout with a fabulously landscaped rear garden perfect for entertaining and relaxing.

Key Features

- Detached Family Home
- Stunning Rear Garden
- Generous and Flexible Living Accommodation
- 4 Double Bedrooms
- Off-Street Parking
- Garage
- Immaculately Presented
- Rarely Available
- Cul-De-Sac Location
- EPC =

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	79
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;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation with stairs and WC off.

WC

With low flush WC, wash hand basin, tiled flooring, partially tiled walls, radiator and a window to the side elevation.

LIVING / DINING ROOM

26'9 x 11'9 max (8.15m x 3.58m max)

A generous and versatile reception space with ample room for both living and dining. Benefitting from solid wood flooring, feature fireplace housing a gas fire, 2 windows to the front elevation and French doors leading to the conservatory.

CONSERVATORY

8'3 x 12'10 (2.51m x 3.91m)

A handy addition providing further reception space and enjoying a beautiful aspect over the rear garden. Further benefitting from tiled flooring, a radiator, window to side and rear elevations and French doors to the rear garden and Dining Area.

KITCHEN

8'3 x 14'11 (2.51m x 4.55m)

FIRST FLOOR;

BEDROOM 1

11'7 x 11'4 (3.53m x 3.45m)

A bedroom of double proportions with fitted wardrobe and dressing table with storage, 2 windows to the front elevation and one to the side.

BEDROOM 3

10'10 x 8'7 max (3.30m x 2.62m max)

A further bedroom of double proportions with fitted wardrobes, overhead cupboards and a window to the rear elevation.

BEDROOM 4

7 x 12'5 (2.13m x 3.78m)

A generous bedroom with fitted wardrobes and a window to the rear elevation.

BEDROOM 5 / OFFICE

6'7 x 6'3 (2.01m x 1.91m)

A single bedroom with fitted wardrobes, overhead cupboards and a window to the front elevation.

BATHROOM

A fully tiled bathroom with a three piece suite comprising of a panelled bath with overhead shower, low flush WC and a vanity wash hand basin. Further benefitting from a heated towel rail and a window to the side elevation.

SECOND FLOOR;

BEDROOM 2

15'1 max x 13'2 (4.60m max x 4.01m)

An extremely generous double bedroom with recessed spotlights, Velux windows to the front and rear elevations, storage cupboard and eaves storage.

EXTERNAL;

FRONT

Side drive providing off-street parking.

REAR

Immaculately maintained rear garden, exceptionally landscaped with shaped lawn various shrubs and plant, brick-set patio area, garden shed and timber fencing.

GARAGE

Detached form the property a large single garage with up and over door, side door, light and power supply.

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 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.

TENURE

We understand that the property is Freehold.

MORTGAGES

The mortgage market changes rapidly and it is



vitality 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

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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 £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

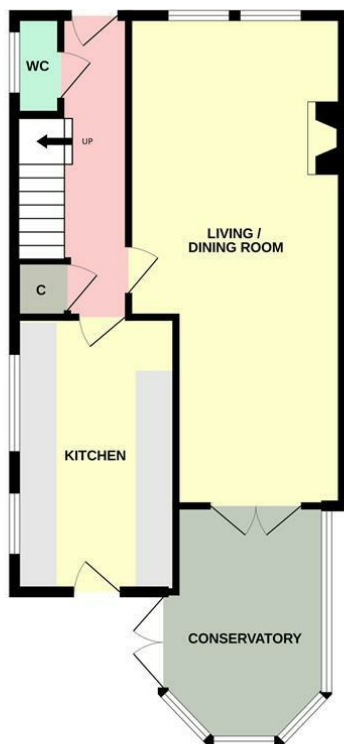
AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017

to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.



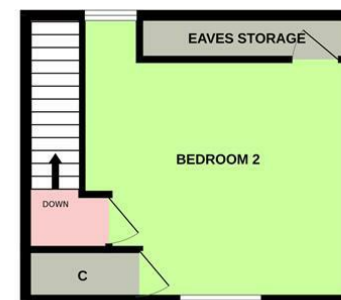
GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



2ND FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 1418 sq.ft. (131.7 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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