



Newmarch Road, Hesse, HU13 0QY
Offers In The Region Of £220,000

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Key Features

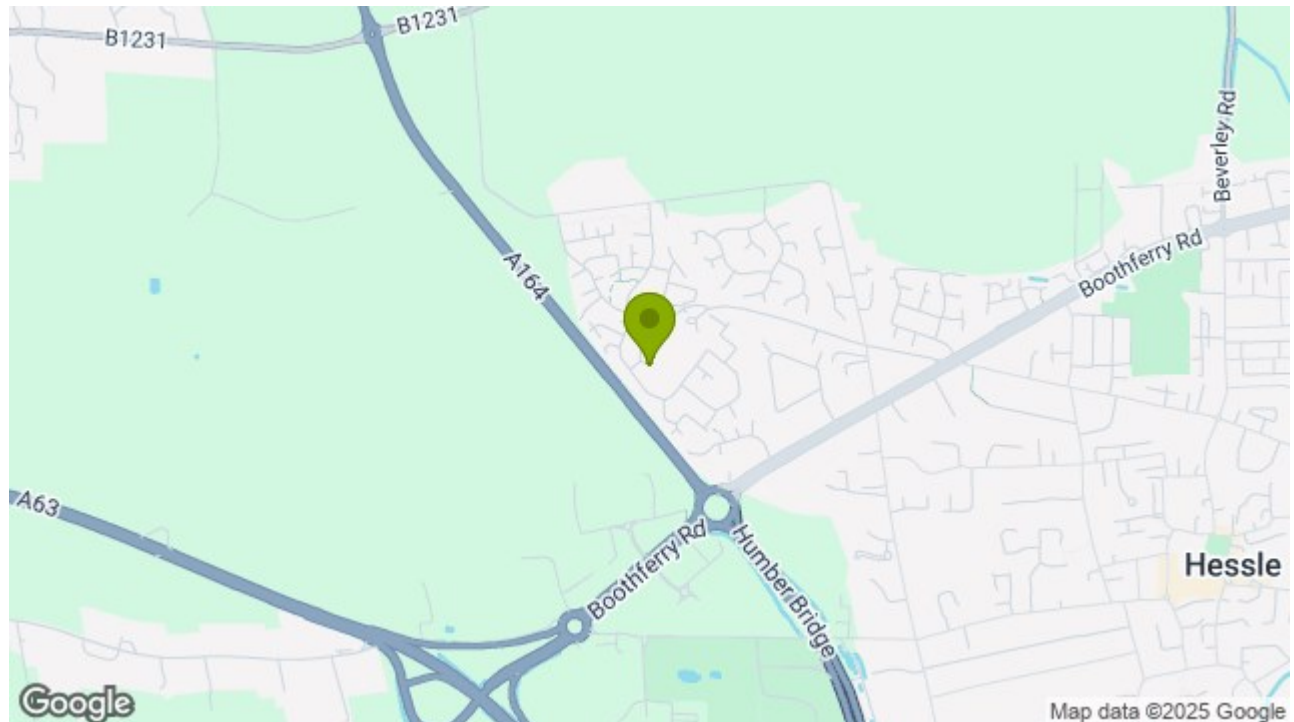
- Excellent Modern End Terraced Property
- Popular Location, Entrance Hall, Lounge
- Dining Kitchen, Cloakroom/w.c.
- Three Bedrooms (main Bed with En Suite Shower Room
- Family Bathroom. Parking to The Front
- Enclosed Rear Garden
- Early Viewing Is Essential
- EPC - B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Situated in a tranquil cul-de-sac on the sought-after David Wilson site off Jenny Brough Lane, this lovely end-terrace house on Newmarch Road, Hessle, offers a delightful family home. With three well-proportioned bedrooms, including a master suite complete with an ensuite shower room. Upon entering, you are welcomed by an entrance hall that leads to a bright and airy lounge, a lovely fitted dining kitchen and, a cloakroom with a W.C. adds to the practicality of the ground floor.

The first floor comprises a landing that connects the three bedrooms and a family bathroom, ensuring that all essential amenities are easily accessible. The enclosed garden at the rear of the property is a lovely outdoor space. .

Parking is conveniently available at the front of the house, making it easy for residents and visitors alike. This property is not only well-located but also offers a perfect blend of modern living and a peaceful environment. Whether you are a growing family or looking for your first home, this end-terrace house is a wonderful opportunity not to be missed.





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 stairs to the first floor.

LOUNGE

13' x 11'9 (3.96m x 3.58m)
with double glazed window to the front elevation and laminate flooring.

INNER HALL

with storage cupboard.

DINING KITCHEN

9'11 x 15' (3.02m x 4.57m)
with a range of base and wall units, drawers, sink unit, electric oven and hob, extractor hood, splash back tiling, plumbing for automatic washing machine and dish washer, laminate flooring, double glazed window to the rear elevation and double glazed french doors to the rear garden.

CLOAKROOM/W.C.

with a two piece white suite and double glazed window to the side elevation.

LANDING

with access to roof void.

BEDROOM 1

9'5 plus recess x 9'5 (2.87m plus recess x 2.87m)
with double glazed window to the front elevation.

ENSUITE SHOWER ROOM

with a three piece white suite, comprising shower cubicle, wash hand basin, w.c. and double glazed window to the front elevation.

BEDROOM 2

10'7 max measurement x 8'10 (3.23m max measurement x 2.69m)
with double glazed window to the rear elevation.

BEDROOM 3

9'7 x 6'10 max measurements (2.92m x 2.08m max measurements)
with double glazed window to the rear elevation.

FAMILY BATHROOM

with a three piece white suite, comprising panelled bath, wash hand basin, w.c. , fully tiled to walls and double glazed window to the side elevation

EXTERNAL

Outside to the front of the property is off road parking and to the rear is a garden with artificial grassed area, with patio area, raised flower bed, shed 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 & 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 £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

TENURE.

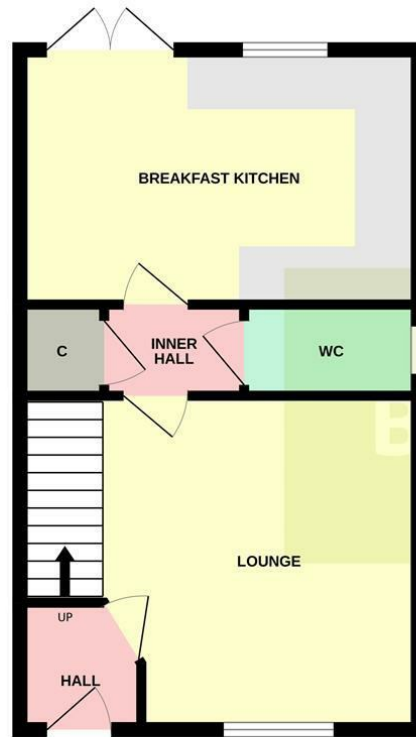
We understand that the property is Freehold. The property may be subject to an annual maintenance charge and should be checked by solicitors.

AML.

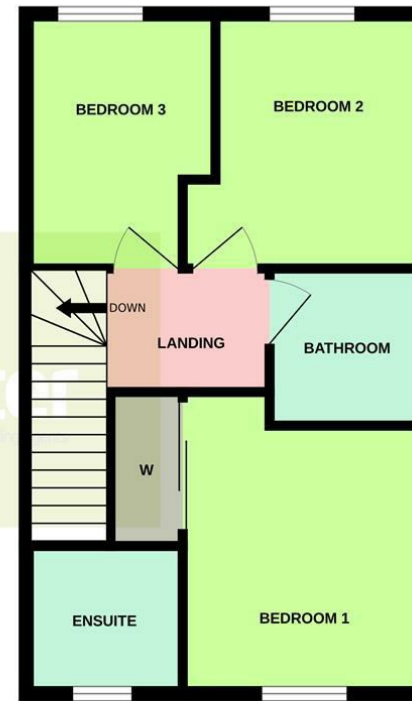
Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification 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



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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