



The Willows, Hessle, HU13 0NY

Offers Over £110,000



Platinum Collection

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Welcome to this delightful two-bedroom first-floor apartment located in the charming area of The Willows, Hessle. This purpose-built flat offers a comfortable and inviting living space, perfect for individuals or the investor developer

Upon entering, you are greeted by a private entrance hall that leads up to a spacious lounge/dining area, The well-appointed kitchen with good views

The apartment also features two generously sized bedrooms, and Bathroom,

Outside are communal gardens and a pull-on drive, providing convenient parking for residents and visitors alike.

Situated in a desirable location, within a quiet cul de sac, this flat is well-connected to local amenities, making it an excellent choice for those who appreciate both comfort and convenience. Whether you are looking to buy or rent, this charming apartment in The Willows is sure to impress with its appealing layout and inviting atmosphere. Don't miss the opportunity to make this lovely flat your new home.



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Key Features

- Excellent First Floor Apartment
- Situated in a quiet Pleasant Cul De Sac off Boothferry Road
- Private Entrance Hall, Lounge/Dining Area
- Kitchen, Bathroom, 2 Bedrooms
- Communal gardens and Parking Space
- Early Viewing A Must
- EPC = C



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		
England & Wales	76	77
EU Directive 2002/91/EC		

HESSLE

Situated in a quiet cul de sac on the Willows, off Boothferry Road, 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 radiator

LOUNGE/DINING AREA

16'3 x 7'1 widening to 11'4 (4.95m x 2.16m widening to 3.45m)
with triple glazed window to the front elevation with radiator.

KITCHEN

9'7 x 7'11 (2.92m x 2.41m)
with a range of base and wall units, laminate work surfaces, sink unit, electric hob and oven, extractor hood, splash back tiling, plumbing for automatic washing machine, storage cupboard with boiler, and double glazed window to the front elevation

BEDROOM 1

10'4 x 10'4 from front of wardrobes (3.15m x 3.15m from front of wardrobes)
with triple glazed window to the rear elevation, radiator and built in wardrobes.

BEDROOM 2

9' x 11'3 (2.74m x 3.43m)
with triple glazed window to the rear elevation and radiator.

BATHROOM

6'1 x 8'3 (1.85m x 2.51m)
with a three piece suite, comprising panelled bath, wash hand basin, w.c., splash back tiling, xpelair and double glazed window to the front elevation

EXTERNAL

Outside the property has communal gardens to the side and rear and a parking space.

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 B. (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 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 £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 Leasehold.

GROUND FLOOR





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