



The Briars, Hesse, HU13 9BE
Offers Over £300,000



Platinum Collection

The Briars, Hessle, HU13 9BE

This well presented detached home is set within a private cul-de-sac off Boothferry Road Hessle,. This home features an Entrance Hall with Cloakroom/WC off, a spacious bay fronted Lounge, fitted Dining Kitchen with French doors opening to the rear garden and conservatory off. At first floor level there is a large landing allowing access to the four Bedrooms and family Bathroom. The master Bedroom also benefits fitted wardrobes and En-Suite facilities. Outside there is a driveway leading to a garage and gardens to the front and rear. Early viewing is a must on this property.



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Key Features

- OFFERED UNFURNISHED
- Stunning Individual Home
- Secluded Private Cul-De-Sac
- 4 Bedrooms, Bathroom
- En Suite to the Master Bedroom
- Lounge, Dining Kitchen, Cloakroom
- Gardens Front & Rear
- Driveway & Detached Garage
- EPC = C



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

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 and stairs to first floor.

CLOAKROOM/W.C.

with two piece suite, tiled floor, radiator and double glazed window to the side elevation

LOUNGE

16' into bay x 18'11 max measurements (4.88m into bay x 5.77m max measurements)
with double glazed angle bay window and further double glazed window to the front elevation, radiator and feature fireplace with electric fire.

DINING KITCHEN

11'3 max measurements x 18'11 (3.43m max measurements x 5.77m)
The fabulous Dining Kitchen has French Doors opening to the Conservatory, window and further door to the conservatory. There are comprehensive range of wall and base units, work surfaces, sink unit, splash back tiling, electric hob and oven and built in microwave, radiator, under floor heated tiled floor and plumbing for automatic washing machine.

CONSERVATORY

7'2 max measurements x 15'4 (2.18m max measurements x 4.67m)
with laminate flooring and double door to the rear garden

LANDING

with double glazed window to the side elevation and storage cupboard.

BEDROOM 1

11'9 x 11'5 (3.58m x 3.48m)
with double glazed window to the front elevation and a range of built in wardrobes.

EN SUITE SHOWER ROOM

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

BEDROOM 2

10'3 x 11'3 max measurements (3.12m x 3.43m max measurements)
with double glazed window to the rear elevation, built in wardrobes and radiator.

BEDROOM 3

10'3 x 7'6 (3.12m x 2.29m)
with double glazed window to the rear elevation and radiator.

BEDROOM 4

7'7 x 7'4 (2.31m x 2.24m)
with double glazed window to the front elevation and radiator.

FAMILY BATHROOM

with a three piece white suite, comprising panelled bath with shower screen, wash hand basin in vanity unit, w.c., splash back tiling, radiator and double glazed window to the side elevation.

EXTERNAL

Outside are gardens to the front and rear with well stocked flower and shrub borders, and a driveway which leads to a detached garage.

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.

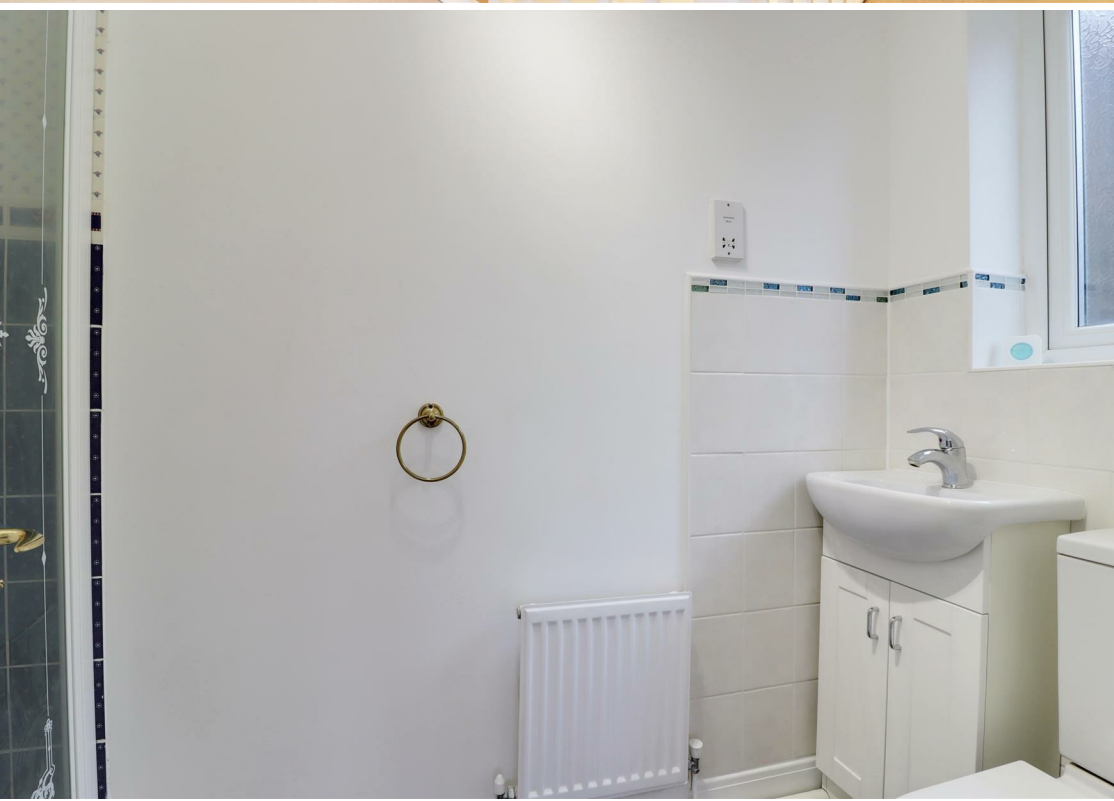
THINKING OF SELLING?

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: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

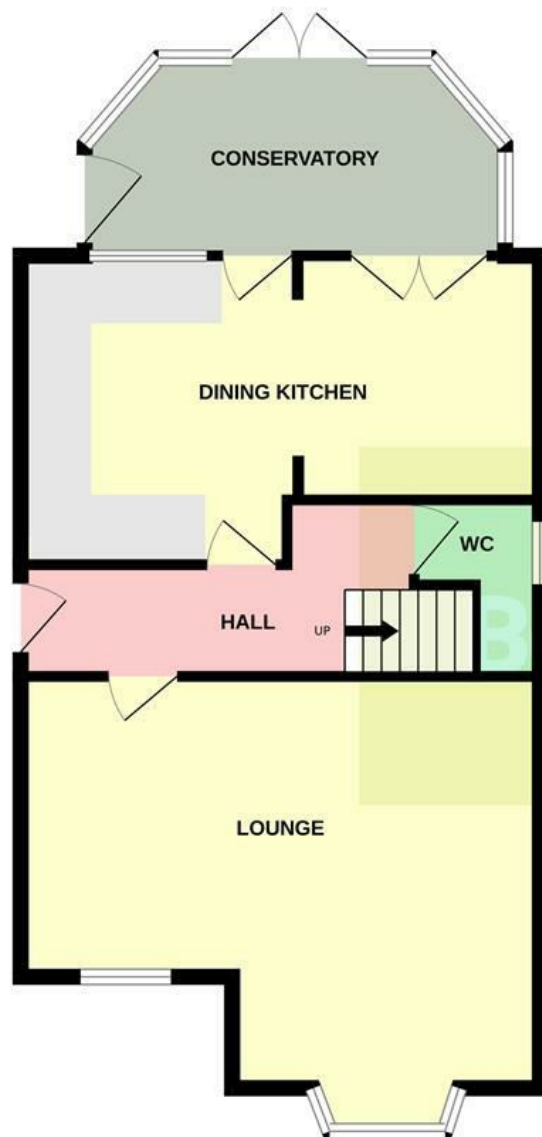
TENURE.

We understand that the property is Freehold.





GROUND FLOOR



1ST FLOOR





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