



Barrow Lane, Hesse, HU13 0PL
Offers Over £310,000


**Philip
Bannister**
Estate & Letting Agents

Barrow Lane, Hessle, HU13 0PL

Key Features

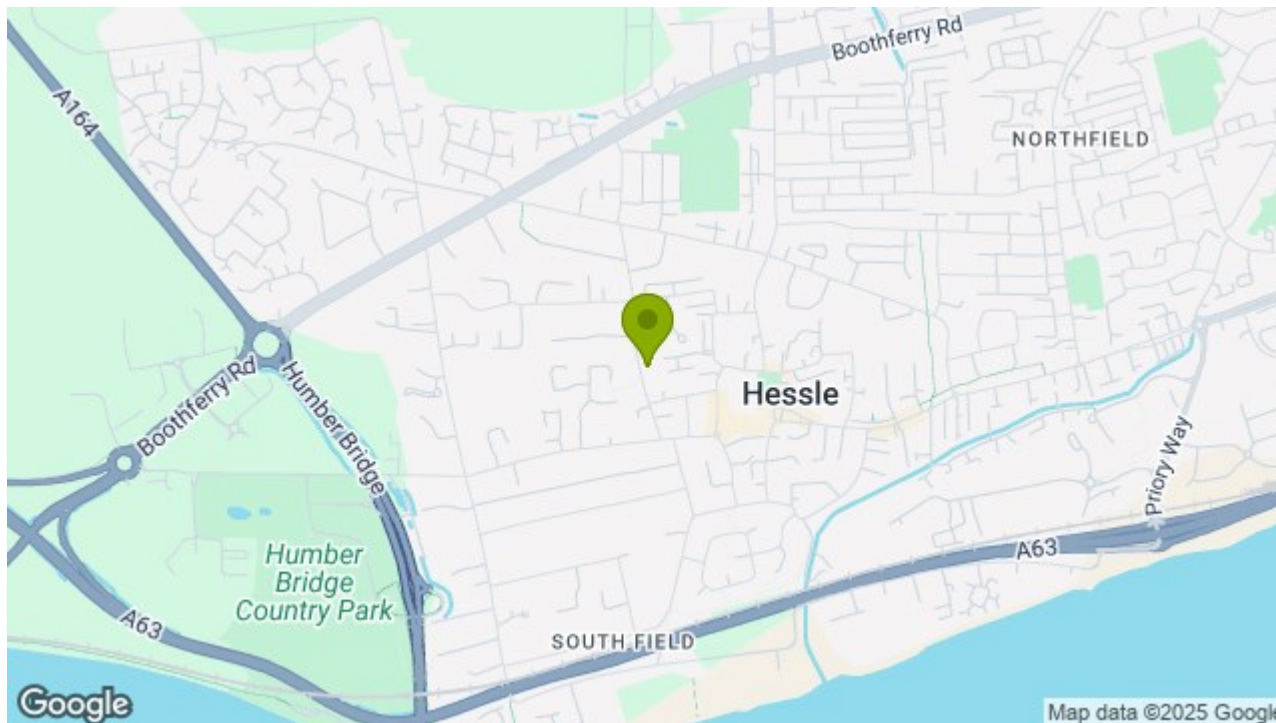
- A wonderful Semi Detached House
- Located in and Excellent Area Of Hessle
- Entrance Hall, cloakroom/w.c.
- Two Reception Rooms, Kitchen, Utility Lobby
- Three Bedrooms, Bathroom
- Large Rear Garden, Driveway Offering Multiple Parking and garage
- Early viewing is a must
- EPC =

Nestled in the heart of Hessle on the esteemed Barrow Lane, this charming semi detached property presents a unique opportunity for those seeking a versatile space in an excellent location. The property boasts a welcoming hallway that sets the tone for the rest of the home, leading to a cloakroom/w.c. and two spacious reception rooms that can be adapted to suit your family needs, The fitted kitchen is practical and functional, complemented by a utility lobby.

The large landing enhances the sense of space, making the property feel even more inviting with three well-proportioned bedrooms, The bathroom is well-appointed with a three piece suite. Outside, the property has beautiful gardens, providing a serene escape from the hustle and bustle of everyday life. A driveway and garage offer valuable off-street parking, in this such a desirable area.

Situated close to all the amenities Hessle has to offer, this property is perfectly positioned for both work and leisure. Early viewing is highly recommended to fully appreciate the potential of this delightful space. This property on Barrow Lane is not to be missed.

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		
	56	82
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 PORCH

with double glazed entrance door.

ENTRANCE HALL

with double glazed door, double glazed window to the side elevation, laminate flooring and stairs to the first floor.

CLOAKROOM/W.C.

with a two piece suite, comprising, w,c, wash hand basin and double glazed window to the side elevation.

LOUNGE

15'8 into bay x 11'9 (4.78m into bay x 3.58m)
with double glazed angle bay window to the front elevation and a feature fireplace with electric fire.

SEPARATE SITTING/DINING ROOM

17'10 x 11'9 narrowing to 9'7 (5.44m x 3.58m narrowing to 2.92m)
with double glaze patio doors leading out to the rear garden, feature fireplace, gas fire and laminate flooring.

FITTED KITCHEN

14'7 x 6'4 (4.45m x 1.93m)
with a range of base and wall units, drawers, laminate work surfaces, enamel sink unit, glass display cabinets, five ring gas hob, electric double oven, extractor hood, built in fridge and dishwasher, breakfast bar, splash back tiling, tiled floor and two double glazed windows to the side elevations.

UTILITY LOBBY

6'1 x 6'4 (1.85m x 1.93m)
with wall cupboard, laminate work surface, plumbing for automatic washing machine, space for dryer, boiler, tiled floor, splash back tiling and double glazed window to the rear elevation with double glazed door.

FIRST FLOOR

LANDING

BEDROOM 1

13'11 x 11'11 (4.24m x 3.63m)
with two double glazed window to the front and side elevation and a range of built in wardrobes with over cupboards and built in bedside cabinets.

BEDROOM 2

10'3 x 11'11 (3.12m x 3.63m)
with a double glazed window to the rear elevation and built in cupboard.

BEDROOM 3

10'3 x 6'4 (3.12m x 1.93m)
with a double glazed window to the rear elevation, built in wardrobes and dressing table unit and drawers.

BATHROOM

6'3 max measurements x 5'10 (1.91m max measurements x 1.78m)
with a three piece white suite comprising panelled bath with shower over and glazed shower screen, wash hand basin, w.c., inset lights, splash back tiling and double glazed window to the side elevation.

EXTERNAL

Outside to the front of the property is a pebbled garden with key block paved driveway offering parking facilities. To the rear is a good sized lawn garden with patio area, flower and shrub borders, fencing forming boundary with gate and 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 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 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 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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