



First Lane, Hessle, HU13 9EF  
Offers Over £180,000

  
**Philip  
Bannister**  
Estate & Letting Agents



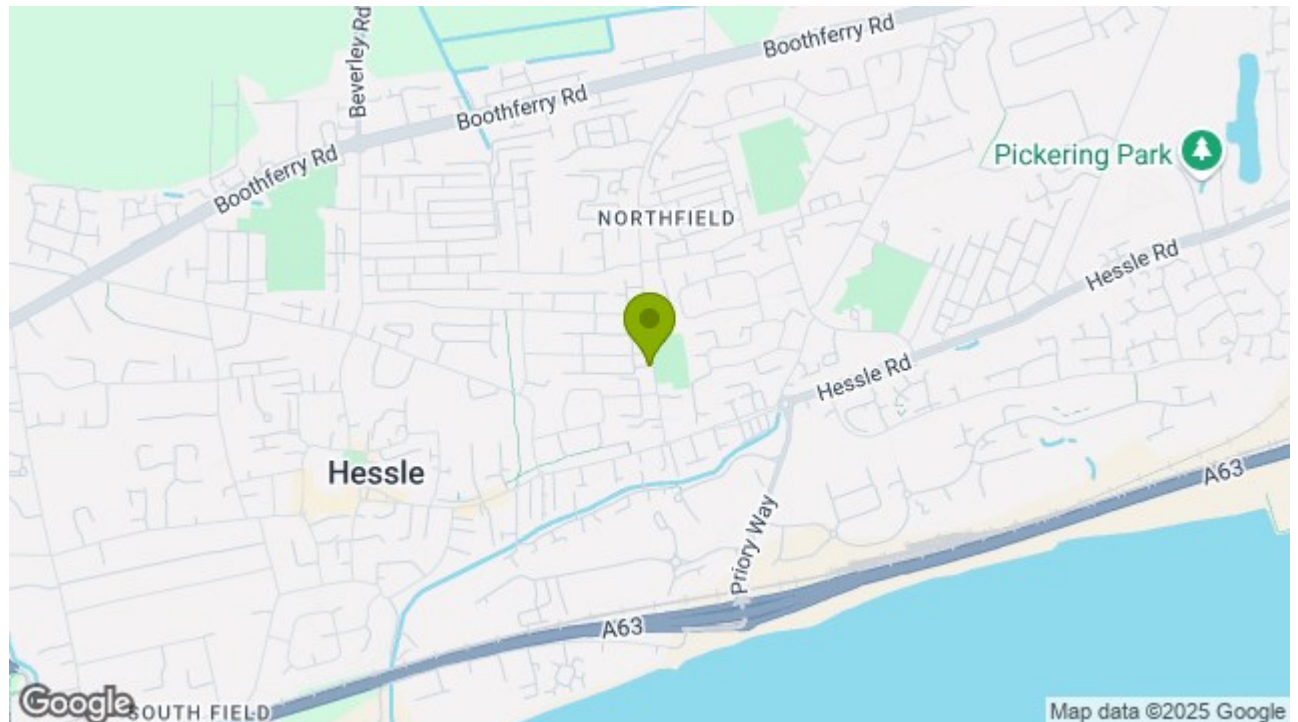
# First Lane, Hessle, HU13 9EF

Situated in a highly sought-after area of Hessle, this beautifully presented family home offers both charm and modern comfort. Boasting spacious and stylish interiors, it provides the perfect setting for family living. The property features a delightful garden, ideal for relaxing or entertaining, and a garage for added convenience. With its desirable location and impeccable presentation, this home is a truly special find.

## Key Features

- Superb Terraced Property
- 3 Reception Areas
- Fabulous Kitchen
- Well Proportioned Bedrooms
- Lovely Rear Garden
- Garage
- Beautifully Presented
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	68	
(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.

## GROUND FLOOR;

### ENTRANCE HALL

A welcoming entrance hall with stairs off.

### LOUNGE

12'11 into bay x 11'6 (3.94m into bay x 3.51m )

A bay fronted living room with feature fireplace housing a gas fire.

### SITTING ROOM

118' x 11'6 max (35.97m x 3.51m max )

A generous reception space ideal for a second sitting room with laminate wood flooring, feature fireplace housing a gas fire, open to the Dining room and French doors leading to the rear garden.

### DINING ROOM

5'10 x 8'7 (1.78m x 2.62m )

A further reception space ideal for a dining room with laminate wood flooring and open to the Kitchen and Sitting Room.

### KITCHEN

7'10 x 11'4 (2.39m x 3.45m )

With shaker style wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include a Gas Hog, Electric Oven,

Extractor Hood, Fridge/Freezer, Automatic Dishwasher and a Washing Machine. Further benefitting from recessed spotlights, windows to the side and rear elevation and a door to the rear garden.

## FIRST FLOOR;

### BEDROOM 1

14'4 into bay x 10'10 (4.37m into bay x 3.30m )

A bedroom of double proportions with bay window to the front elevation.

### BEDROOM 2

10'10 x 11'2 (3.30m x 3.40m )

A further double bedroom with a fitted wardrobe, a storage cupboard and a window to the rear elevation.

### BEDROOM 3

6 x 7'1 (1.83m x 2.16m )

A single bedroom with feature wall panelling and a window to the front elevation.

## BATHROOM

With a three piece suite comprising of a panelled bath with shower attachment, a low flush WC and a wash hand basin. Further benefitting from partially tiled walls, a window to the rear elevation and a radiator.

## EXTERNAL;

### FRONT

A small forecourt with hedged border, wrought iron gate and a footpath leading to the front door.

### REAR

A lovely rear garden with shaped lawn, raised decking, hedged and fenced borders, footpath leading to the Garage.

## GARAGE

With side door, up and over door accessed via the tenfoot.

## 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.

## TENURE

We understand that the property is Freehold.

## 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.

### 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 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)



GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.

1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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