



First Lane, Hessle, HU13 9EQ  
£195,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# First Lane, Hessle, HU13 9EQ

## Key Features

- Truly Stunning Property
- Totally Refurbished To A High Standard
- Modern Hall To Bay Windowed Living Room
- Superb Open Plan Sitting / Dining Room
- Fabulous Fully Integrated Kitchen
- 3 Bedrooms (2 Doubles)
- Fabulous Bathroom
- Off Street Parking At Front / Long Rear Garden
- Gas Central Heating & uPVC Double Glazing
- Tax=B EPC=D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

This stunning well-proportioned three bedroom property has been meticulously refurbished to an exceptional standard by the current owner.

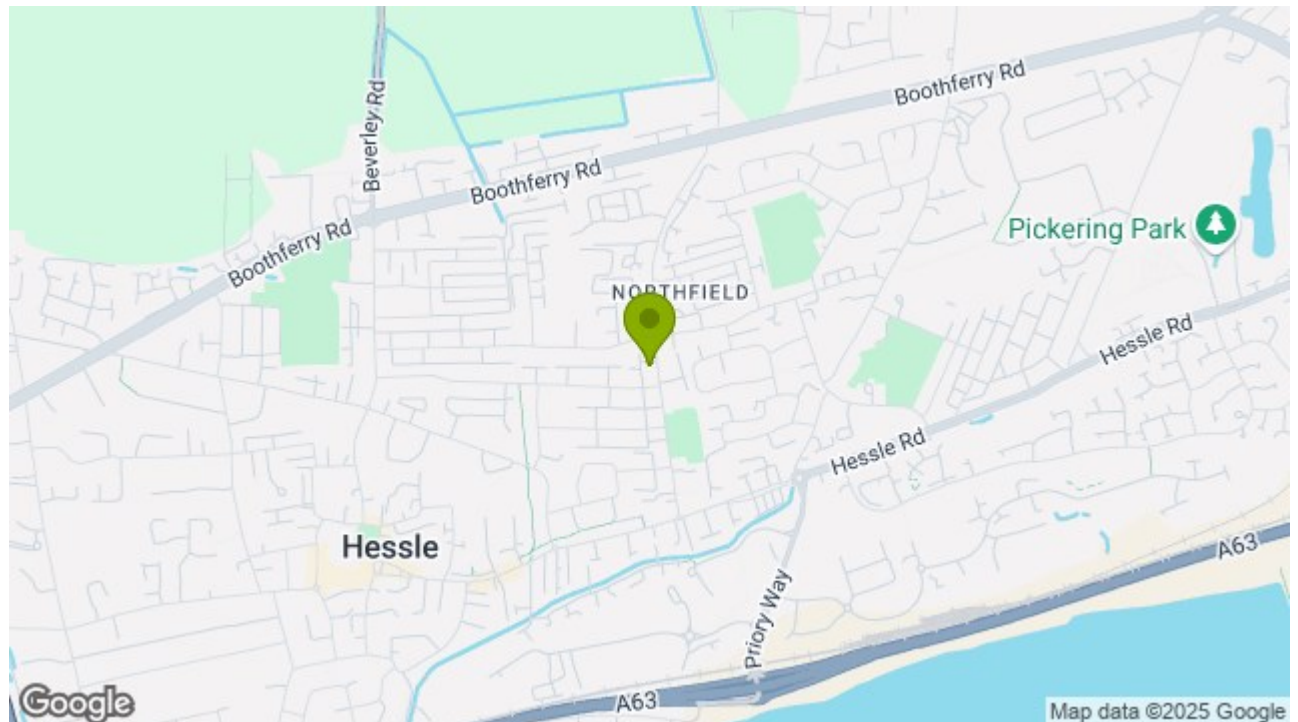
As you step inside, you are greeted by a modern part-panelled hall with ceramic floor leading to fabulous open plan living area that seamlessly integrates with a fully equipped kitchen, perfect for both entertaining and everyday living. The design maximises natural light, creating a warm and inviting atmosphere throughout. A further front Living Room completes the ground floor accommodation.

To the first floor are two double bedrooms both with modern panelling to feature walls and a third bedroom currently used as an office. The superb bathroom is another highlight of this property, featuring modern fixtures and finishes that enhance the overall appeal.

The property boasts front off-street parking and a formal garden. At the rear, you will find a long garden offering a delightful outdoor space for relaxation or gardening enthusiasts with raised decking area, large shed and tenfoot access,

This property is a home that combines comfort and style in a desirable location.

Viewing highly recommended.







## 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

Entry via glazed uPVC door. Features large ceramic floor tiles, painted modern panelling to stair wall, radiator with cover.

### LIVING ROOM

10'11 x 10'6 + bay (3.33m x 3.20m + bay)  
Features bay window and radiator.

### SITTING / DINING ROOM

16'10 x 10'4 (5.13m x 3.15m)  
Fantastic open plan living space featuring large ceramic floor tiles, window with garden view, feature vertical radiator, access to under stair cupboard. leads into:

### KITCHEN

11'9 x 7'10 (3.58m x 2.39m)  
This beautiful fitted kitchen features large porcelain floor tiles and offers a comprehensive range of "Milano" grey fronted floor, drawer and wall units complimented by Arabescato quartz worktops and sunken sink. There are a host of integrated appliances including wine cooler, Bosch electric oven and induction hob, extractor hood, AEG dishwasher, fridge/freezer & Hoover washing machine. uPVC

door leading to decking area and rear window with garden view.

## FIRST FLOOR;

### BEDROOM 1

10'7 x 10'6 + bay (3.23m x 3.20m + bay)  
Has feature painted panelling to one wall, bay window and radiator.

### BEDROOM 2

10'7 x 10'6 (3.23m x 3.20m)  
Has feature painted panelling to one wall, window with garden view, fitted wardrobe, dressing table unit, boiler cupboard and radiator.

### BEDROOM 3

7'1 x 5'6 (2.16m x 1.68m)  
Has radiator. Currently used as an office.

### BATHROOM

5'7 x 5'4 (1.70m x 1.63m)  
Half tiled walls and full tiling to bath area, ceramic tiled floor, white suite including bath with shower unit above and shower screen, wash hand basin, low flush WC, extractor fan, feature vertical radiator.

## OUTSIDE

A tarmac run-on offers off road parking. To the front of the property is a fenced garden with lawn, bin area, gate and path to front door.

To the rear, a raised decking area leads to a good sized garden with lawn area, concrete area to the bottom housing large shed, fencing and a high hedges. Access to 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 uPVC double glazed frames.

COUNCIL TAX - From an 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  
448 sq.ft. (41.6 sq.m.) approx.

1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 800 sq.ft. (74.3 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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