



Danes Drive, Hessle, HU13 0BN
£175,000


**Philip
Bannister**
Estate & Letting Agents

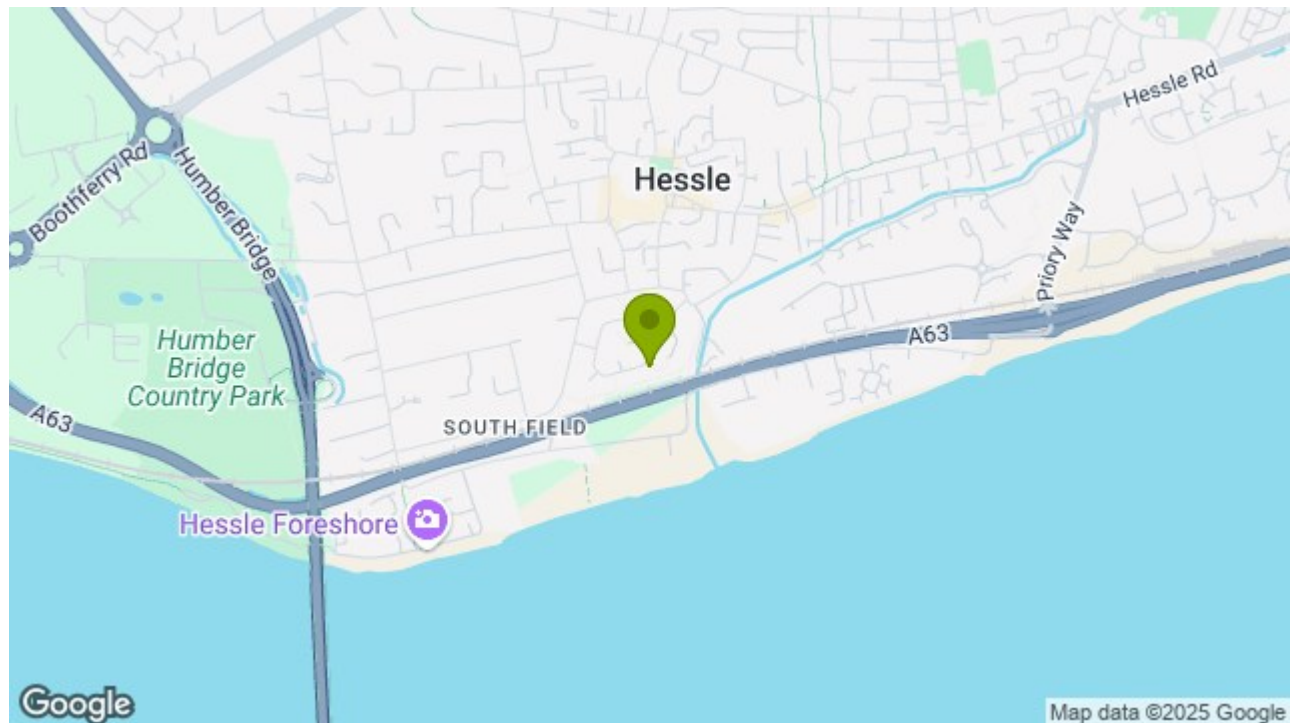
Danes Drive, Hessle, HU13 0BN

Located in the heart of Hessle, this wonderfully appointed family home offers far more than initially meets the eye. Boasting versatile open-plan living, the property features a fabulous conservatory that enjoys serene views over the beautifully maintained, southerly facing rear garden. The accommodation includes well-proportioned bedrooms and excellent outdoor space, complete with outbuildings such as a summerhouse and garage - perfect for a variety of uses. Offered to the market with no onward chain, this exceptional home is truly a must-view.

Key Features

- Superbly Appointed Home
- Fabulous South Facing Rear Garden
- Well Proportioned Bedrooms
- Ample Living Space
- No Onward Chain
- Popular Location
- Off-Street Parking
- EPC =

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		
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 providing access to the accommodation with WC and stairs off.

WC

With low flush WC, vanity wash hand basin and a window to the front elevation.

DINING KITCHEN

With shaker style wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include a Range Cooker, Extractor Hood, further plumbing for an Automatic Washing Machine and space for a Fridge/Freezer. Further benefitting from laminated wood flooring, dining space, windows to the front and rear elevations, a storage cupboard and French doors leading to the Conservatory.

LIVING ROOM

A sizeable living room with oriel bay window to the front elevation, a feature fireplace housing a duel fuel burning stove, window to the rear elevation and open to the dining kitchen.

CONSERVATORY

A very useful addition to the property adding further reception space with a superb aspect over the rear garden via the French doors.

FIRST FLOOR;

BEDROOM 1

A bedroom of double proportions with laminate wood flooring and a window to the rear elevation.

BEDROOM 2

A further double bedroom with storage cupboard, laminate wood flooring and a window to the front elevation.

BEDROOM 3

A single bedroom with laminate wood flooring, window to the front elevation.

BATHROOM

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

EXTERNAL;

FRONT

A walled forecourt with wrought iron gate, footpath leading to the front door, gravelled area and artificially turfed lawn.

REAR

Enjoying a larger plot than average and with a southerly aspect this garden truly is a tranquil haven. With various seating areas, a calming fish pond, summerhouse, garage and artificially turfed lawn.

SUMMERHOUSE

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 OR The property has the benefit of sealed unit double glazing.

SECURITY - The property has the benefit of an installed burglar alarm system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (East Riding Of Yorkshire/ Hull City 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.

AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.



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.

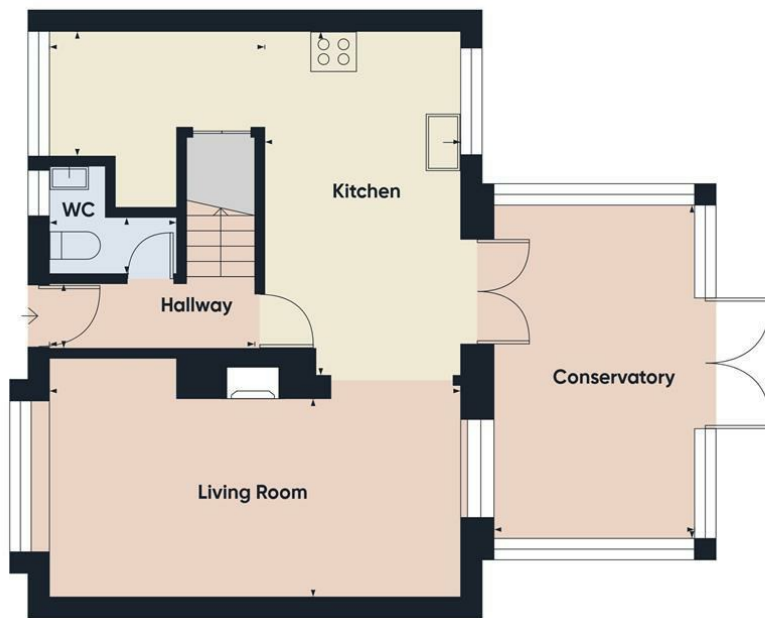
AGENTS NOTES

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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



First Floor

Approximate total area⁽¹⁾
993 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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