



Ash Close, Hessle, HU13 0LL  
Asking Price £220,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# Ash Close, Hessle, HU13 0LL

## Key Features

- Superb Detached Home off Jenny Brough Lane, Hessle
- 2 Reception Areas, Kitchen, Utility Room and Cloakroom/w.c.
- 3 Bedrooms, (Main Bed With Ensuite Shower Room), Family Bathroom
- Gardens Front And Rear, Driveway And Garage
- In Need of a Little Modernising
- Early Viewing Is A Must, Offered With No Chain Involved
- EPC - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	75
(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		

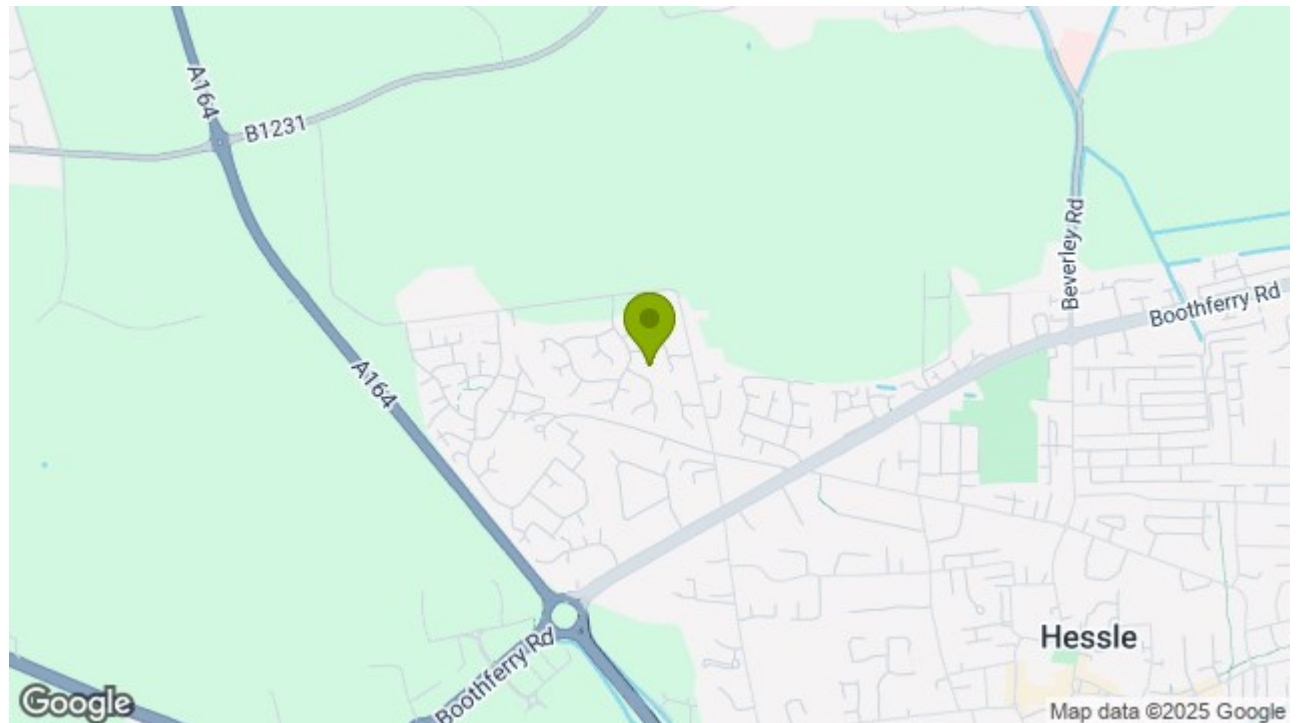
## A Three-Bedroom Detached Family Home - No Chain Involved

Located within this sought-after development just off Jenny Brough Lane in Hessle, this spacious detached family home offers excellent potential. While requiring a little updating, the property is ideally placed for well-regarded local schools, a range of amenities, and convenient transport links.

The accommodation briefly comprises: entrance hall, lounge, dining area, fitted kitchen, utility room, and cloakroom/W.C. To the first floor there are three bedrooms, including a master with en-suite shower room, and a family bathroom.

Externally, the property benefits from generous gardens to both the front and rear, together with a private driveway leading to an integral garage.

Offered to the market with no onward chain, this property presents an excellent opportunity for buyers to create a wonderful family home in a highly popular location.





## 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

with entrance door and stairs to the first floor.

### LOUNGE

13'3 x 10'4 (4.04m x 3.15m)

with double glazed window to the front elevation, feature fireplace, electric fire and understairs cupboard.

### DINING AREA

9'3 x 7'7 (2.82m x 2.31m)

with double glazed french doors onto the rear garden.

### KITCHEN

8'11 x 9'4 (2.72m x 2.84m)

with a range of base and wall units, laminate work surfaces, drawers, sink unit, gas hob, electric oven, extractor hood, splash back tiling and double glazed window to the rear elevation.

### UTILITY ROOM

with work surfaces, boiler and entrance door.

### CLOAKROOM/W.C.

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

## FIRST FLOOR

### LANDING

with siring cupboard and access to roof void.

### BEDROOM 1

10'5 x 8'7 (3.18m x 2.62m)

with double glazed window to the rear elevation.

### ENSUITE SHOWER ROOM

with a three piece suite, comprising shower in cubicle wash hand basin with vanity unit beneath, w.c., splash back tiling and double glazed window to the front elevation.

### BEDROOM 2

12'9 x 8'8 (3.89m x 2.64m)

with two double glazed windows to the front elevation.

### BEDROOM 3

9'7 x 6'8 (2.92m x 2.03m)

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

### FAMILY BATHROOM

with a three piece suite, comprising panelled bath, wash hand basin with vanity unit beneath, w.c., splash back tiling and double glazed window to the rear elevation.

### OUTSIDE

Outside to the front of the property is an open plan lawned garden with driveway leading to an integral garage. To the rear is a lovely and pleasant garden which is mainly laid to lawn with patio area, flower and shrub borders and fencing forming boundary with gate.

## 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 D . (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 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)

### AML.

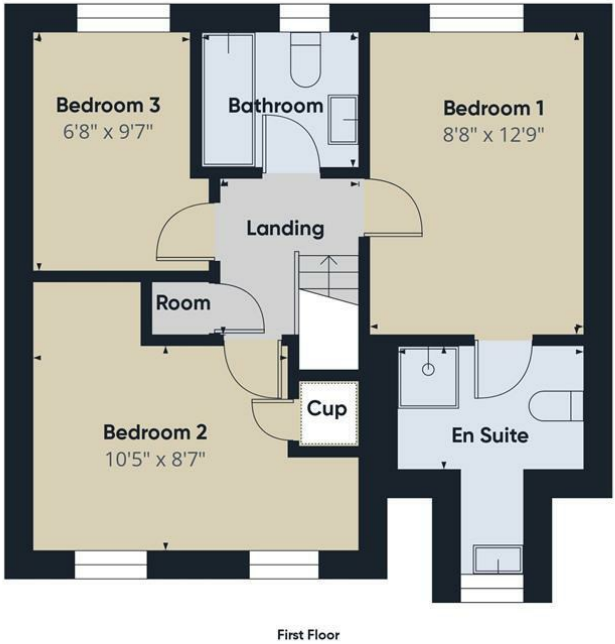
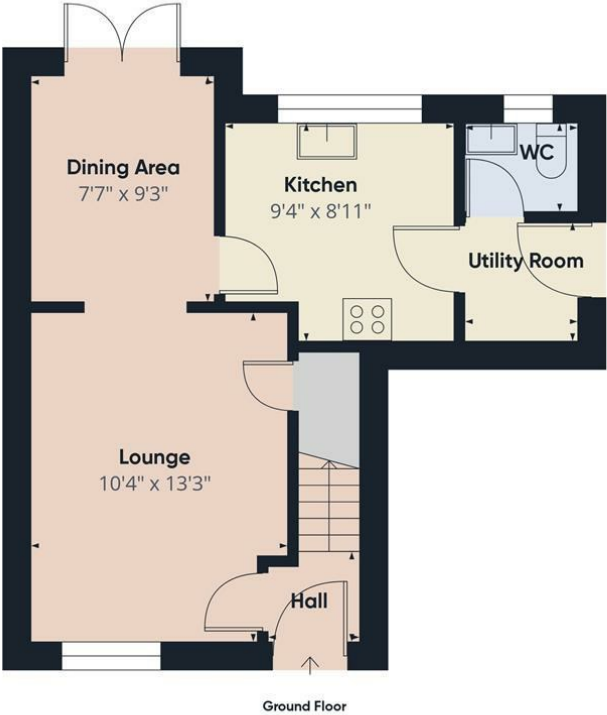
Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification 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.

### TENURE.

We understand that the property is Freehold.







Approximate total area<sup>m</sup>  
790 ft<sup>2</sup>

(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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