









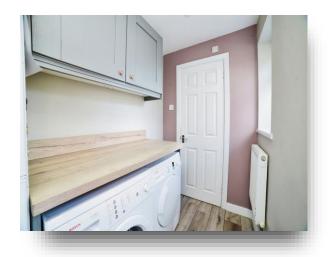
Welcome to

Southgate, Hessle

Stunning Home In Hessle with - Entrance Hall, Ground Floor Cloakroom, Lounge, Dining Room/Family Room, Kitchen/Diner, Utility Room, 5 Bedrooms, Family Bathroom & Gardens! Book your viewing now!













Entrance Hall

With double glazed door to the front, radiator, understairs cupboard and stairs to the First Floor.

Cloakroom

With low level wc and wash hand basin.

Lounge

15' 3" into bay x 15' 4" max (4.65m into bay x 4.67m max) With double glazed bay window to the front, open fire with wooden surround, decorative ceiling rose, television point, built in cupboard and coving to the ceiling.

Dining Room/ Family Room

16' 9" x 11' (5.11m x 3.35m)

With radiator, decorative ceiling rose and coving to the ceiling.

Kitchen/ Diner

9' 6" x 18' 2" (2.90m x 5.54m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, 5 burner gas hob, double electric oven, cooker-hood, breakfast bar, integrated dishwasher, boiler cupboard, radiator, 2 double glazed window to the side and double glazed window to the rear.

Utility Room

8' 2" x 4' 9" (2.49m x 1.45m)

With double glazed window to the side, wall units, work surfaces, space for a fridge freezer, space for a tumble dryer, radiator, spot light points, plumbing for an automatic washing machine and double glazed door to the side.

First Floor

Bedroom 1

15' 9" x 12' 9" (4.80m x 3.89m)

With 2 double glazed windows to the front, radiator, decorative ceiling rose, coving to the ceiling and fitted wardrobes.

Bedroom 2

11' x 13' 3" (3.35m x 4.04m)

With double glazed window to the rear and radiator.

Bedroom 4

10' 1" x 7' 8" (3.07m x 2.34m)

With double glazed window to the rear and radiator.

Second Floor

Bedroom 3

9' x 16' (2.74m x 4.88m)

With double glazed window to the front and radiator.

Bedroom 5

9' 7" x 6' 3" (2.92m x 1.91m)

With skylight window to the rear, radiator and eaves storage.

Outside

Front Garden

With wall and gate.

Rear Garden

With artificial lawned area, gravelled area, decking area, wall, side access gate, fenced surround, shed and bar.





Welcome to

Southgate, Hessle

- 5 Bedroom Home In Hessle
- **Beautifully Presented Throughout**
- Modern Kitchen/Diner
- **Extremely Popular Residential Location**

Tenure: Freehold EPC Rating: D

offers over

£290,000

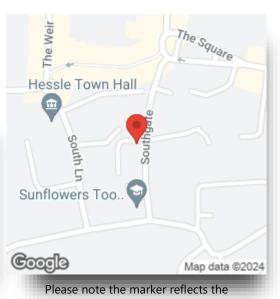
Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.









postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY110147



Property Ref: WBY110147 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01482 653111

william h brown

Willerby@williamhbrown.co.uk

10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.