



Crossfield Road, HESSLE HU13 9DH

Welcome to

Crossfield Road, HESSLE

GUIDE PRICE £160,000 - £170,000

Lovely Home In Hesse with - Entrance Porch, Entrance Hall, Cloakroom, Family Bathroom, Lounge, Dining Room, Fitted Kitchen, 3 Bedrooms (Master With En Suite) & Gardens! Don't Delay! Book your viewing now!



Entrance Porch

With double glazed door to the front.

Entrance Hall

With double glazed door to the front and stairs to the First Floor.

Cloakroom

With double glazed window to the side, radiator and low level wc.

Lounge

15' 2" max x 12' 2" max (4.62m max x 3.71m max)

With double glazed window to the front, gas fire with wooden surround, radiator, television point and coving to the ceiling.

Dining Room

10' 2" x 8' 2" (3.10m x 2.49m)

With radiator.

Kitchen

10' 6" x 11' (3.20m x 3.35m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, plumbing for a dishwasher, space for a fridge freezer, coving to the ceiling, double glazed window to the rear and storage cupboard with double glazed window to the side and plumbing for an automatic washing machine.

Rear Porch

With double glazed door to the side.

Bathroom

Bathroom with bath, wash hand basin, towel style radiator, coving to the ceiling and double glazed window to the side.

First Floor

Landing

With double glazed window to the side and loft access.

Bedroom 1

12' 2" max x 10' 5" (3.71m max x 3.17m)

With 2 double glazed windows to the front, radiator, coving to the ceiling and built in storage.

En Suite

With low level wc, wash hand basin and radiator.

Bedroom 2

10' 6" x 8' 6" max (3.20m x 2.59m max)

With double glazed window to the rear, radiator and fitted cupboards.

Bedroom 3

7' 6" x 6' 3" (2.29m x 1.91m)

With double glazed window to the rear, radiator and coving to the ceiling.

Outside

Front Garden

With gate, wall and block paved driveway providing off street parking.

Rear Garden

With decking area, patio area, rear paved patio area, artificial lawned area, borders housing shrubs and plants, fencing and shed.



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Welcome to

Crossfield Road, HESSLE

- GUIDE PRICE £160,000 - £170,000
- Well Presented Home In Hessle
- 3 Bedrooms (Master With En Suite)
- Lounge & Dining Room
- Excellent Residential Location

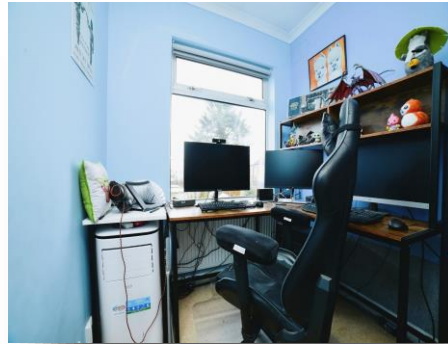
Tenure: Freehold EPC Rating: D

guide price

£160,000 - £170,000

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.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY110059



Property Ref:
WBY110059 - 0004

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 guidance 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.

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.



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