

## The Willows, Hessle HU13 0NY



## Welcome to

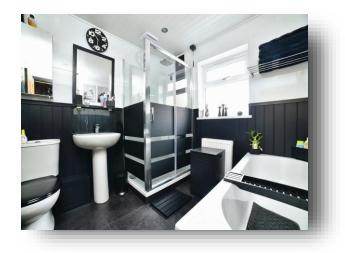
### The Willows, Hessle

Lovely Home In Hessle with Entrance Hall, Lounge, Fitted Kitchen/Diner, Conservatory, Family Bathroom, 2 Bedrooms, 3 Loft Spaces, Stunning Rear Garden, Off Street Parking & Garage













#### **Entrance Hall**

With double glazed door to the side, radiator and stairs to the First Floor.

#### Lounge

11' x 21' 8" ( $3.35m \times 6.60m$ ) With double glazed window to the side, 2 radiators, storage cupboard, television point and double glazed french style doors leading to the Rear Garden.

#### **Kitchen/Diner**

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, television point, spot light points, integrated washing machine, integrated dishwasher, space for a fridge freezer, storage cupboard, double glazed window to the rear, double glazed window to the side and double glazed door leading to the Conservatory.

#### Conservatory

11' x 7' 8" ( $3.35m \times 2.34m$ ) With double glazed windows to the side and rear, wall light points and double glazed door to the side.

#### Bathroom

Bathroom with bath, shower cubicle, low level wc, wash hand basin, chrome effect towel radiator, radiator and double glazed window to the side.

#### **First Floor**

#### Bedroom 1

11' 2" x 14' (  $3.40m\ x\ 4.27m$  ) With double glazed window to the side and radiator.

#### Bedroom 2

9' 1" x 14' 3" (  $2.77m\ x\ 4.34m$  ) With double glazed window to the side, radiator and 2 storage cupboards.

#### Loft Space 1

With storage cupboard.

#### Loft Space 2

**Loft Space 3** With low level wc and wash hand basin.

#### Outside

#### **Front Garden**

With wrought iron gate and private driveway providing off street parking.

#### **Rear Garden**

With lawned areas, composite decking area, paved patio area, gravelled borders, borders housing trees/plants/shrubs, hedging, path, timber fencing and 2 workshops with power.

#### Garage

 $8^{\prime}$  9" x 15' 8" ( 2.67m x 4.78m ) With power, double glazed window to the side, double glazed door to the side and up and over door.





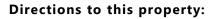
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## The Willows, Hessle

- 2 Bedroom Home In Hessle
- Beautifully Presented Throughout!
- 3 Loft Spaces
- Off Street Parking & Garage
- Stunning Established Rear Garden

Tenure: Freehold EPC Rating: C

# £270,000



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/WBY110255



Property Ref: WBY110255 - 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 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.

## william h brown



R

01482 653111

Willerby@williamhbrown.co.uk

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



williamhbrown.co.uk