









Welcome to

Needham Rise, Hessle

Beautiful Home In Hessle with - Entrance Hall, Lounge, Fitted Kitchen/Diner, 2 Bedrooms, Family Bathroom & Ground Floor Cloakroom, Gardens & Off Street Parking.













Entrance Hall

With double glazed door to the front and radiator.

Cloakroom

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

Lounge

12' 4" x 11' 9" (3.76m x 3.58m)

With double glazed window to the front, radiator and stairs to the First Floor.

Kitchen

8' 3" x 12' 9" (2.51m x 3.89m)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, gas hob, electric oven, cooker-hood, plinth heater, spot light points, plumbing for an automatic washing machine and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With radiator and loft access.

Bedroom 1

9' 3" x 10' 9" to front of wardrobes (2.82m x 3.28m to front of wardrobes)

With double glazed window to the front, radiator, storage cupboard and fitted wardrobes.

Bedroom 2

7' 6" x 12' 9" (2.29m x 3.89m)

With double glazed window to the rear and radiator.

Bathroom

Bathroom with bath with mains shower over, low level wc, wash hand basin, shaver point, extractor fan, radiator and double glazed window to the side.

Outside

Front Garden

With block paved driveway providing off street parking.

Rear Garden

With paved patio area, lawned area, side access gate, shed and fenced surround.





Welcome to

Needham Rise, Hessle

- Beautifully Presented Throughout
- 2 Bedroom Home In Hessle
- Family Bathroom & Ground Floor Cloakroom
- Off Street Parking
- Popular & Convenient Village Location

Tenure: Freehold EPC Rating: B

Directions to this property:

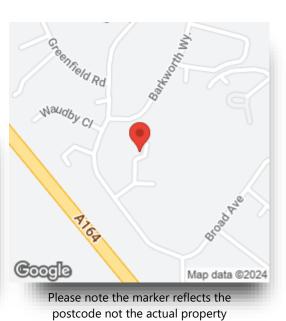
See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

£176,000









view this property online williamhbrown.co.uk/Property/WBY110290



Property Ref: WBY110290 - 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.





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