



Privet Drive, Hessle HU13 0DN

Welcome to

Privet Drive, Hessle

Beautifully Presented Home In Hessle with - Entrance Hall, Lounge, Kitchen/Diner, Utility Room, 4 Bedrooms (Master With En Suite), Family Bathroom, Ground Floor Cloakroom, Gardens, Off Street Parking & Garage! Call now and book your viewing!



Entrance Hall

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

Cloakroom

With low level wc, wash hand basin, radiator and extractor fan.

Lounge

10' 3" max x 19' 8" into bay (3.12m max x 5.99m into bay)
With double glazed bay window to the front, 2 radiators and television point.

Kitchen/ Diner

15' 7" max x 19' 7" (4.75m max x 5.97m)
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, integrated fridge freezer, integrated dishwasher, 2 radiators, double glazed window to the rear and double glazed french style doors leading to the Rear Garden.

Utility Room

6' 2" x 7' 3" (1.88m x 2.21m)
With a range of wall and base units, work surfaces, radiator, boiler cupboard, plumbing for an automatic washing machine and double glazed window to the rear.

First Floor

Landing

With storage cupboard, radiator and loft access.

Bedroom 1

17' 1" x 12' 2" (5.21m x 3.71m)
With 2 double glazed windows to the front, television point and radiator.

En Suite

With shower cubicle, low level wc, wash hand basin, shaver point and extractor fan.

Bedroom 2

8' 8" x 13' 7" (2.64m x 4.14m)
With double glazed window to the front and radiator.

Bedroom 3

13' 2" x 11' (4.01m x 3.35m)
With double glazed window to the rear and radiator.

Bedroom 4

11' 4" x 10' 2" (3.45m x 3.10m)
With double glazed window to the rear and radiator.

Bathroom

Bathroom with bath, shower cubicle, low level wc, wash hand basin, feature radiator and double glazed window to the rear.

Outside

Front Garden

With lawned area, path and driveway providing off street parking.

Rear Garden

With lawned area, paved patio area and fenced surround.

Garage

17' 4" x 8' 4" (5.28m x 2.54m)
With power and up and over door.



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Welcome to

Privet Drive, Hessle

- Stunningly Presented Home In Hessle
- 4 Bedrooms (Master With En Suite)
- Kitchen/Diner & Utility Room
- Family Bathroom & Ground Floor Cloakroom
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: B

£305,000



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

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Property Ref:
WBY110428 - 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.

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