

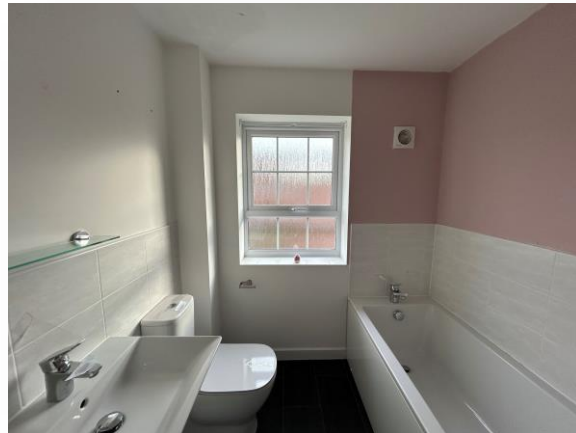


Hazelwood Drive, Hessle HU13 0FQ

Welcome to

Hazelwood Drive, Hessle

PUBLIC NOTICE - 20 Hazelwood Drive, Hessle HU13 0FQ - We are acting in the sale of the above property and have received an offer of £300,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating: C



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' 4" x 19' 7" into bay (3.15m x 5.97m into bay)

With double glazed bay window to the front and radiator.

Kitchen

15' 7" max x 19' 8" (4.75m max x 5.99m)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, 5 burner gas hob, double electric oven, space for a fridge, plumbing for a dishwasher, radiator, double glazed window to the rear and double glazed french style doors leading to the Rear Garden.

Utility Room

6' x 7' 3" (1.83m x 2.21m)

With base units, work surfaces, extractor fan, radiator, plumbing for an automatic washing machine, central heating boiler and double glazed door to the rear.

First Floor

Landing

With radiator, water tank and loft access.

Bedroom 1

17' 1" max x 12' 5" max (5.21m max x 3.78m max)

With 2 double glazed windows to the front and radiator.

En Suite

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

Bedroom 2

13' 3" x 10' 8" (4.04m x 3.25m)

With double glazed window to the rear and radiator.

Bedroom 3

13' 6" x 8' 7" (4.11m x 2.62m)

With double glazed window to the front and radiator.

Bedroom 4

11' 4" max x 10' 2" max (3.45m max x 3.10m max)

With double glazed window to the rear and radiator.

Bathroom

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

Outside

Front Garden

With lawned area and private driveway providing off street parking.

Rear Garden

With lawned area, decking area, side access gate, fenced surround and greenhouse.

Garage

With integral garage.



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Welcome to

Hazelwood Drive, Hessle

- 4 Bedroom Detached Home In Hessle
- No Onward Chain
- Master With En Suite
- Off Street Parking & Garage
- Utility Room & Ground Floor Cloakroom

Tenure: Freehold EPC Rating: C

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.

£285,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY110847



Property Ref:
WBY110847 - 0005

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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