









# Welcome to

# **Elsham Rise, Hessle**

GUIDE PRICE £325,000 - £350,000

Stunning, Detached Bungalow In Hessle with - Entrance Porch, Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Conservatory, Family Bathroom, 3 Bedrooms (Master With En Suite), Gardens, Off Street Parking & Garage! Book your viewing today!













#### **Entrance Porch**

With double glazed door to the front.

#### **Entrance Hall**

With door to the front, radiator, storage cupboard and coving to the ceiling.

## Lounge

13' 8" x 14' 2" into bay ( 4.17m x 4.32m into bay ) With double glazed bay window to the front, gas fire with wooden surround, radiator and coving to the ceiling.

### **Dining Room**

8' x 9' 5" ( 2.44m x 2.87m )

With radiator, coving to the ceiling and double glazed french style doors leading to the Conservatory.

### Kitchen

12' 3" x 9' 3" ( 3.73m x 2.82m )

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, double electric oven, space for a fridge, central heating boiler and double glazed window to the rear.

## Conservatory

7' 9" x 19' (2.36m x 5.79m)

With double glazed windows to the side and rear, radiator, double glazed door to the side and double glazed french style doors leading to the Rear Garden.

#### **Bedroom 1**

9' 10" x 11' front of wardrobe & into bay (  $3.00m \times 3.35m$  front of wardrobe & into bay )

With double glazed bay window to the rear, radiator, television point, coving to the ceiling and fitted wardrobes.

### **En Suite**

En Suite with shower cubicle, vanity wash hand basin, low level wc, chrome effect towel style radiator and double glazed window to the rear.

### **Bedroom 2**

12' 5" x 8' 4" ( 3.78m x 2.54m )

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

#### **Bedroom 3**

9' x 10' (2.74m x 3.05m)

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

#### **Bathroom**

Bathroom with bath with mains shower over, low level wc, vanity wash hand basin, feature radiator, spot light points, extractor fan and double glazed window to the rear.

#### Outside

#### **Front Garden**

With lawned area and block paved driveway providing off street parking.

#### Rear Garden

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

### Garage

Garage with power, window to the side and up and over door.





## Welcome to

## Elsham Rise, Hessle

- GUIDE PRICE £325,000 £350,000
- Detached Bungalow In Hessle
- 3 Bedrooms Master Bedroom With En Suite
- Beautifully Presented Throughout
- Off Street Parking & Garage

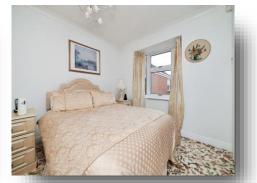
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

# guide price

£325,000 - £350,000





Directions to this property:

01482 653111.

See below map for property location, for further information on

the local area please contact the Residential Sales Team on





Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/WBY111334



Property Ref: WBY111334 - 0002 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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