



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 16 Banks Drive, Hessele, HU13 0SZ

### £175,000

DISCOVER THIS ATTRACTIVE TWO-BEDROOM MID-TERACE HOME IN THE POPULAR VILLAGE OF HESSELE, OFFERING MODERN LIVING, A GARDEN WITH PATIO, OFF-STREET PARKING, AND A PRIME LOCATION CLOSE TO LOCAL AMENITIES AND THE FORESHORE — PERFECT FOR FIRST-TIME BUYERS OR DOWNSIZERS.

Nestled on Banks Drive in the charming village of Hessele, this delightful two-bedroom mid-terrace house offers a perfect blend of modern living and comfort. As you enter, you are welcomed into a cosy living room that sets the tone for the rest of the home. The stylish kitchen, complete with fitted appliances, provides lovely views of the garden, making it a wonderful space for both cooking and entertaining. For added convenience, the property features a handy downstairs toilet, ensuring practicality for everyday living.

Step outside to discover a lovely garden, complete with patio areas that are perfect for summer barbecues and outdoor relaxation. Upstairs, you will find two spacious double bedrooms that offer ample storage and comfort, along with a contemporary bathroom that meets modern standards. The entire home exudes a modern and cosy atmosphere, making it an inviting retreat after a long day.

This property also features off-street parking for two vehicles, a valuable feature in this desirable area. Located conveniently near local amenities and the picturesque Hessele foreshore, this home is ideally situated for those who enjoy a vibrant community. With easy access to the A63, commuting to nearby cities is a breeze.

This charming home is perfect for first-time buyers, small families, or anyone looking to enjoy the best of Hessele living. Don't miss the opportunity to make this lovely property your own.

#### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

#### **COUNCIL TAX BAND**

Symonds + Greenham have been informed that this property is in Council Tax Band "B"

#### **DISCLAIMER**

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

#### **DOUBLE GLAZING**

The property has the benefit of double glazing.

#### **TENURE**

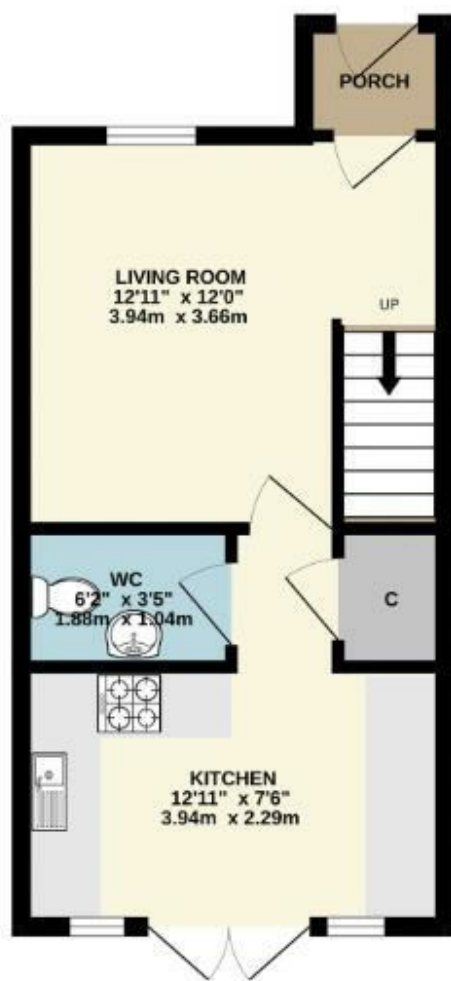
Symonds + Greenham have been informed that this property is Freehold

#### **VIEWINGS**

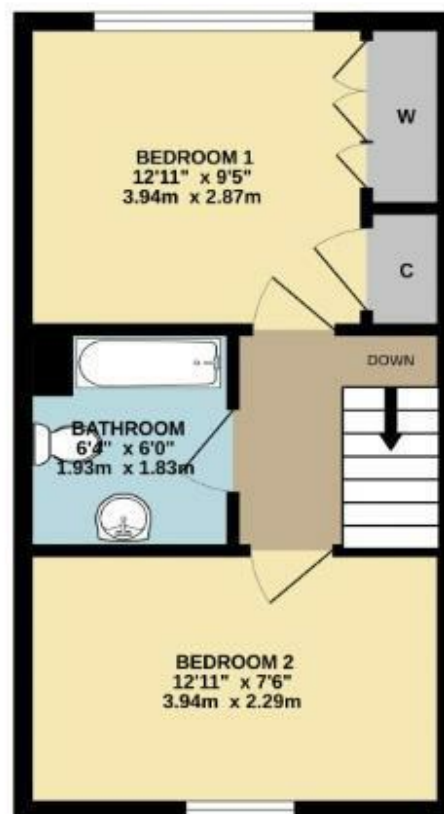
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR  
327 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



BANKS DRIVE, HESSLE, HU13 0SZ

TOTAL FLOOR AREA: 635 sq.ft. (59.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>99</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>84</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>99</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 