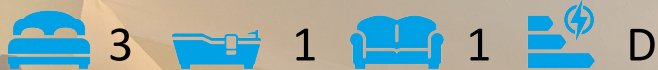




23 Barnetby Road, Hessle, HU13 9HE

Asking Price £220,000



- Key Features**
- Freehold tenure
 - Council Tax Band B
 - EPC Rating D
 - Spacious three-bedroom semi-detached home
 - Additional converted loft space ideal for office, playroom or storage
 - Sought-after residential location
 - Beautifully presented throughout
 - Newly installed double-glazed windows
 - Newly fitted radiators
 - Full recent redecoration throughout
 - New carpets and flooring fitted
 - Modern and move-in-ready condition
 - Fitted wardrobes to the master bedroom
 - Detached garage with electricity supply
 - Off-street parking
 - Low-maintenance rear garden
 - PVCu fascias and soffits
 - Excellent storage space throughout
 - Ideal home for a growing family
 - Close to local baby and toddler groups
 - Near well-regarded primary and secondary schools
 - Convenient access to local shops and supermarkets

VIEWING

To arrange a viewing on this property or require further information please contact one of our team on 01482 342445



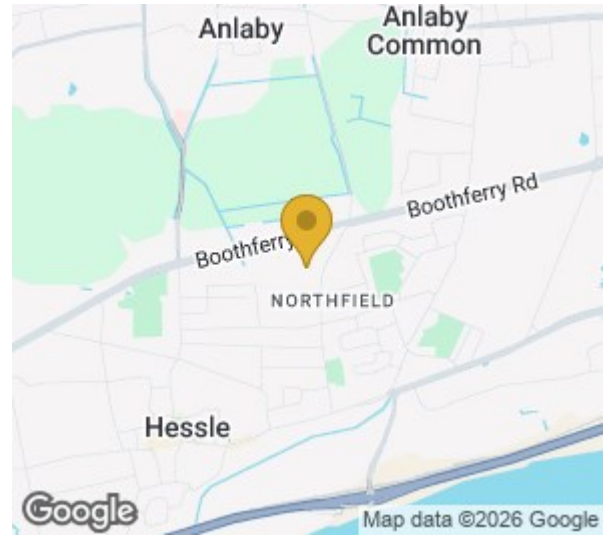
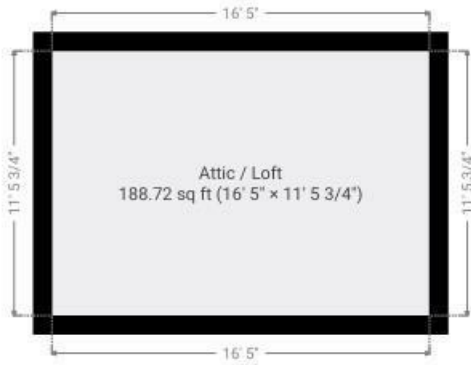
23 Barnetby Road

TOTAL AREA: 971.21 sq ft • LIVING AREA: 782.61 sq ft • FLOORS: 3 • ROOMS: 13



▼ 2nd Floor

TOTAL AREA: 188.59 sq ft • LIVING AREA: 0.00 sq ft • ROOMS: 1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.