



**Danes Drive, Hessle, HU13 0BT**  
**Asking Price £170,000**

  
**Bannister**



# Danes Drive, Hessle, HU13 0BT

## Key Features

- Superb Location Close To Hessle Town And Amenities
- Entrance Hall, Cloakroom/W.c.
- Lounge, Breakfast Kitchen, Conservatory
- Landing, Three Bedrooms, Bathroom
- Pull On Drive for Two Cars, Rear Garden with Summer houses
- Early Viewing A Must - No Chain Involved
- EPC -C

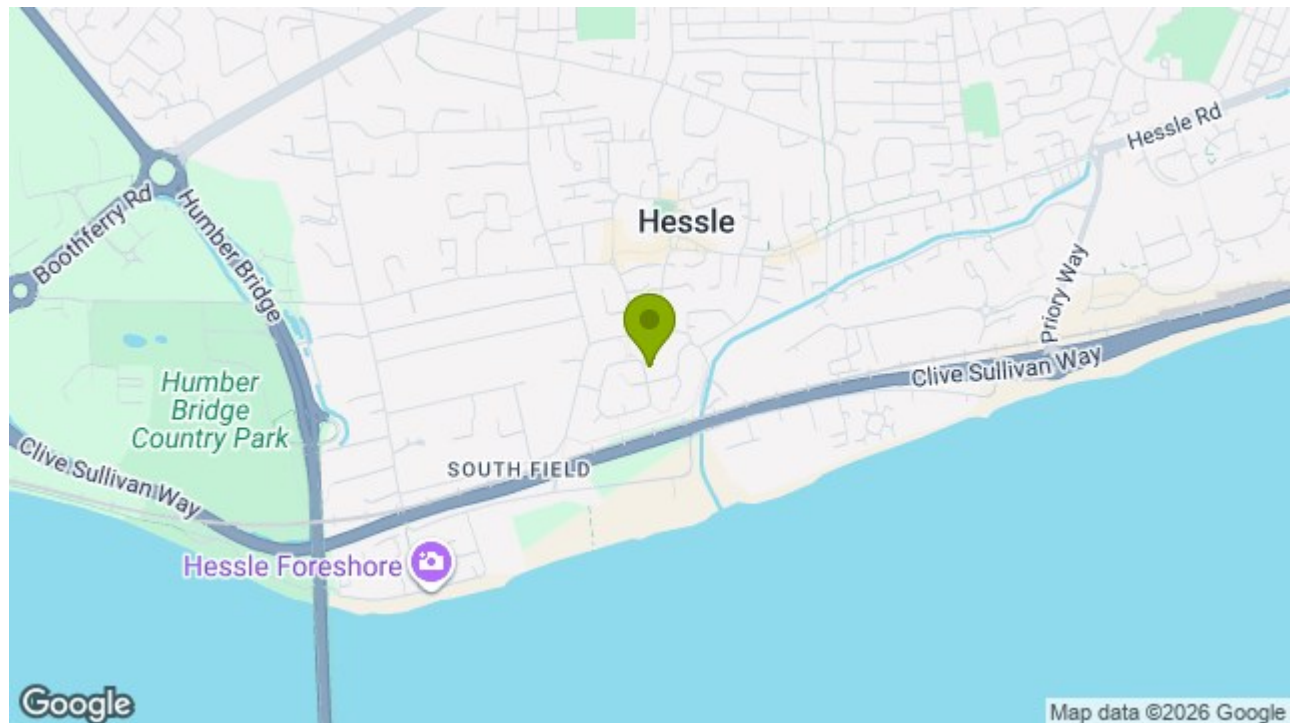
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 74      | 80        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

A superb family home situated in a highly convenient location, just a short distance from Hessle town centre and the excellent range of amenities it has to offer.

Well presented throughout, the accommodation briefly comprises an inviting entrance hall, a spacious lounge, a modern breakfast kitchen with utility area off, and a delightful conservatory overlooking the rear garden. To the first floor, the property offers three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from off-road parking to the front, while to the rear is a superb, garden, providing an ideal space for relaxing, entertaining, or family enjoyment.

Early viewing is highly recommended to fully appreciate all that this fantastic home has to offer and to avoid disappointment.









## HESSLE

The Town of Hessle is well served for local amenities with first class shopping facilities available within the Town Centre, public transportation & local primary and secondary schools. Good road and rail connections are available with a local train station off Southfield, and the A63 dual carriageway running nearby to the South of the town, allowing convenient access to Hull City Centre and the national motorway network.

## GROUND FLOOR

### ENTRANCE HALL

with double glazed entrance door, tiled floor and stairs to the first floor.

### CLOAKROOM/W.C.

with a two piece white suite, comprising w.c., wash hand basin, tiled floor and double glazed window to the front elevation.

### LOUNGE

with double glazed bow style window to the front elevation and feature fireplace with wood burner.

### DINING KITCHEN

with a range of base and wall units, aminate work surfaces, drawers, sink unit, extractor hood, gas cooker point, space for fridge/freezer, plumbing for automatic washing machine, laminate flooring, two double glazed windows to the front and rear elevation, storage cupboard and two double glazed doors

### CONSERVATORY

with laminate flooring and double glazed french style doors to the rear garden

## FIRST FLOOR

## LANDING

with airing cupboard and access to roof void with pull down ladder.

### BEDROOM 1

with double glazed window to the front elevation and storage cupboard.

### BEDROOM 2

with double glazed window to the rear elevation and storage cupboard

### BEDROOM 3

with double glazed window to the front elevation.

### BATHROOM

with a three piece white suite comprising panelled bath with shower over and glazed shower screen, wash hand basin, w.c., tiled floor, fully tiled to walls and double glazed window to the rear elevation.

## OUTSIDE

Outside to the front of the property is a pull on drive. To the rear of the property is an artificial lawn garden, with two patio areas, two summer houses and fencing forming boundary with gate.

## GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A. (East Riding Of Yorkshire Council). We would recommend a purchaser make

their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## TENURE.

We understand that the property is Freehold. This should be clarified by your legal representative.

## AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of







intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to

the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

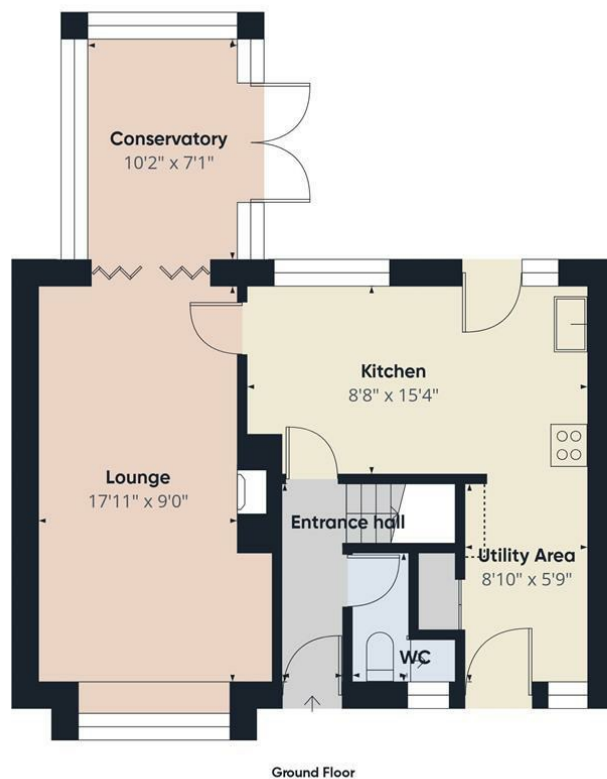
### AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.









Approximate total area<sup>(1)</sup>  
938 ft<sup>2</sup>

Reduced headroom  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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