



Lawton Walk, Hesse, HU13 0FP  
Offers Over £250,000

# Lawton Walk, Hessle, HU13 0FP

A beautifully presented and well-proportioned family home, the accommodation briefly comprises an inviting entrance hall, cloakroom/WC, a spacious dining kitchen ideal for modern living, and a comfortable lounge.

To the first floor are three well-sized bedrooms, with the main bedroom benefiting from an en-suite shower room, together with a contemporary family bathroom.

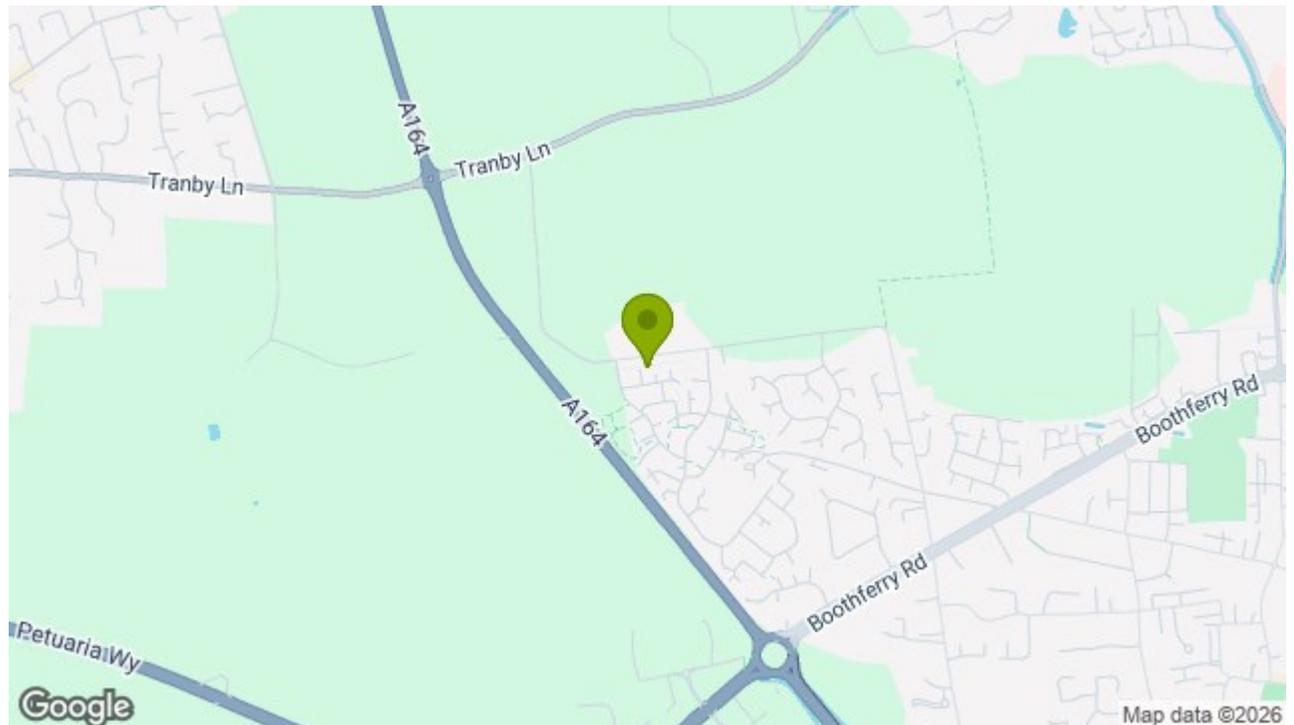
Externally, the property enjoys gardens to the front and side, along with off-street parking providing space for two vehicles.

Ideally situated for a wide range of local amenities, the property is conveniently positioned close to first-class shopping facilities within the centre of Hessle, reputable schooling, and is located on the highly regarded development off Jenny Brough Lane.

## Key Features

- Beautifully Presented Semi Detached Home
- Entrance hall, & Cloakroom/w.c.
- Lounge, Dining kitchen, Landing
- 3 Bedrooms (main with Ensuite)
- Family Bathroom, Gardens To The front & Side
- Parking For Two Cars
- Early Viewing A Must
- EPC - B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	84	
(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 energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





## 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 entrance door, Laminate flooring, storage cupboard and stairs leading to the first floor.

### CLOAKROOM/W.C.

With low level w.c. and wash hand basin, laminate flooring and extractor fan

### LOUNGE

with two double glazed windows, to the front and side elevation and laminate flooring.

### DINING KITCHEN

Range of wall and base units with fitted work surfaces, inset sink, integrated appliances include oven, hob and hood, automatic washing machine, dishwasher and fridge freezer, laminate flooring, Two double glazed windows to the front and side elevation and French doors leading to the rear garden.

## FIRST FLOOR

### LANDING

With storage cupboard.

### BEDROOM 1

with double glazed window to the side elevation.

## EN SUITE SHOWER ROOM

with three piece suite comprising, wash hand basin, low level w.c., shower cubicle, tiled flooring, extractor fan and shaver socket and double glazed window to the front elevation.

### BBEDROOM 2

with double glazed window to the front elevation and access to loft via hatch.

### BEDROOM 3

with double glazed window to the side elevation.

## FAMILY BATHROOM

with a three piece white suite, comprising Wash hand basin, low level w.c., panelled bath with tiling to wet areas, extractor fan, tiled flooring and double glazed window to the front elevation.

## OUTSIDE

The front of the property is mostly laid to lawn. At the side of the property there is a further lawned area, patio area and garden shed, wall and fenced border with side access. To the other side of the property there is off street parking for two cars.

## 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 C . (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. NOTE Due to this being on a new development there is a maintenance charge for communal area of £300 annually (normally paid in two installments)

## 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.

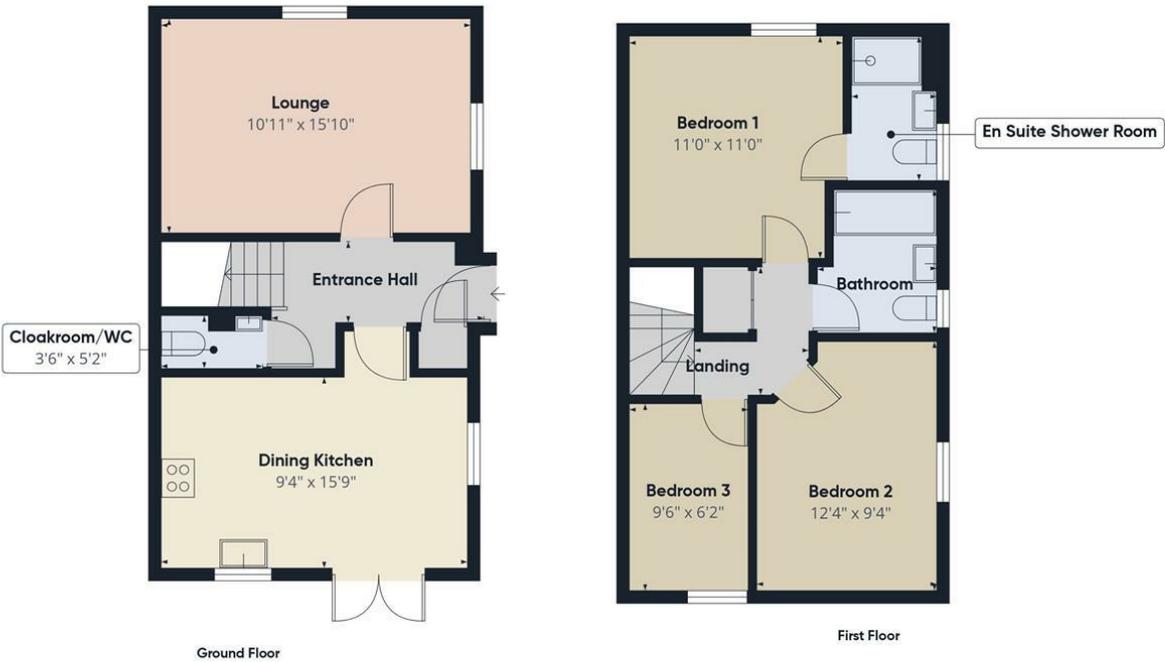
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain

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>m</sup>  
835 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



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