



**Westfield Rise, Hessle, HU13 0NB**  
**Offers Over £240,000**

  
**Philip  
Bannister**  
Estate & Letting Agents

# Westfield Rise, Hessle, HU13 0NB

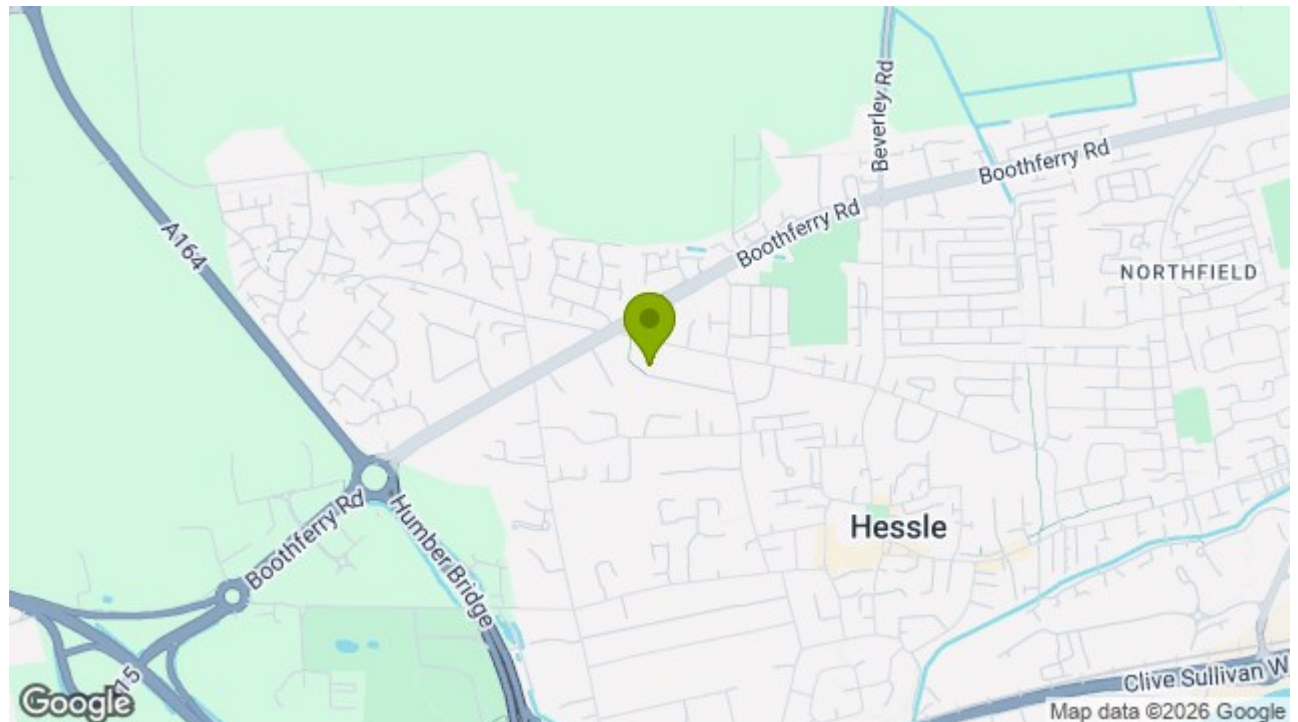
Nestled in the ever-popular Westfield Rise off Barrow Lane in the charming town of Hessle, this semi-detached house is a gem waiting to be discovered.. Boasting a desirable location, this property features a spacious lounge/dining area, a fitted dining kitchen, three bedrooms and a well-appointed bathroom.

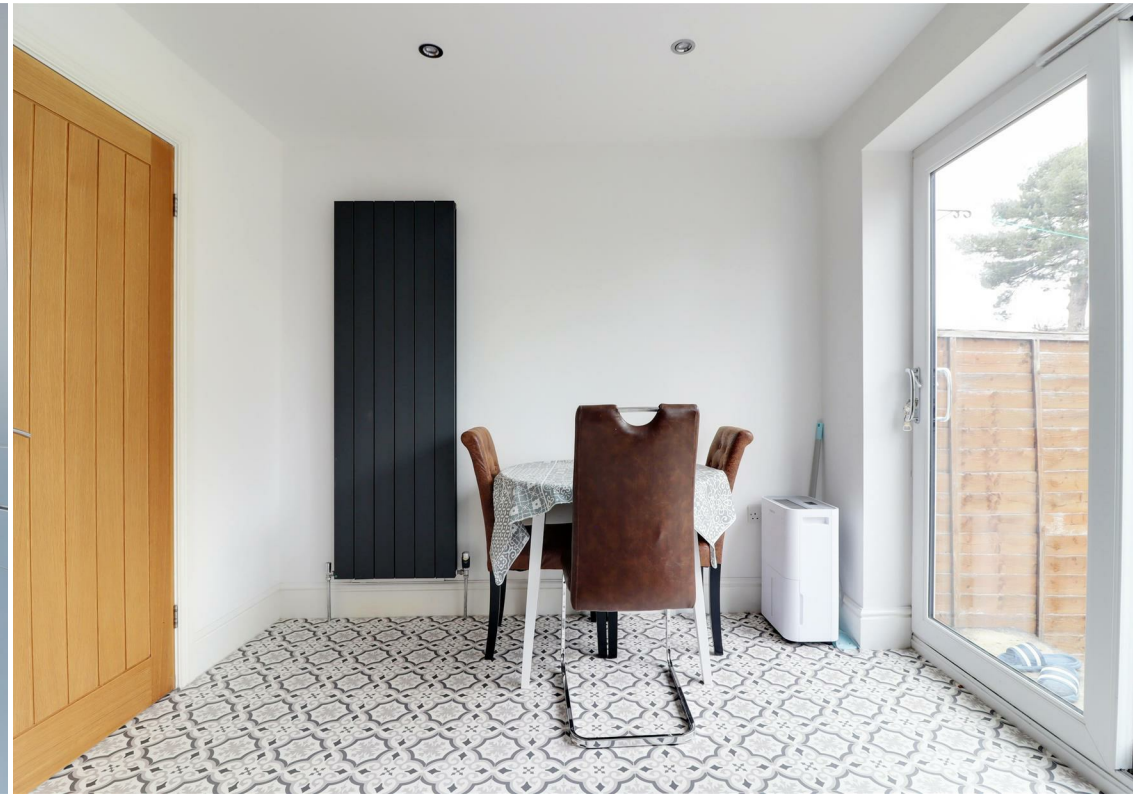
Outside are gardens to the front and rear, the front offering off road parking shared driveway and garage. Don't miss out on the opportunity to make this semi-detached house in a sought-after location your own, so call us today to book your viewing.

## Key Features

- Popular Location In Hessle Town
- Attractive Three bedroom Semi Detached house
- Entrance Porch and Hall, Through Lounge/Dining Area
- Good Sized Fitted Dining kitchen
- 3 Bedrooms, Bathroom
- Gardens Front and Rear, Shared Driveway, Garage
- Early Viewing Is A Must
- EPC - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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.

## ENTRANCE PORCH

with double glazed french doors.

## ENTRANCE HALL

with double glazed door, and stairs to first floor.

## LOUNGE AREA

12'5 into bay x 12' (3.78m into bay x 3.66m)  
with double glazed angle bay window to the front elevation, display fireplace and open plan to :

## DINING AREA

9'10 x 16'9 (3.00m x 5.11m)  
with double glazed window to the side elevation and feature fireplace.

## DINING KITCHEN

8'11 x 16'3 (2.72m x 4.95m)  
with a range of base and wall units, drawers, laminate work surfaces, sink unit, gas hob, electric oven, extractor hood, built in fridge freezer, plumbing for automatic washing machine, splash back tiling, double glazed window and patio doors to the rear elevation.

## LANDING

with double glazed window to the side elevation and access to roof void.

## BEDROOM 1

10'9 into bay x 10'7 (3.28m into bay x 3.23m)  
with double glazed angle bay window to the front elevation.

## BEDROOM 2

11'1 x 10'7 (3.38m x 3.23m)  
with double glazed window to the rear elevation.

## BEDROOM 3

7'8 x 6'7 (2.34m x 2.01m)  
with double glazed window to the rear elevation.

## BATHROOM

with a three piece white suite comprising panelled bath with shower over, wash hand basin, w.c., storage cupboard and double glazed window to the front elevation.

## EXTERNAL

Outside to the front of the property is a garden area offering off road parking via the shared driveway and to the rear is a lawned garden with seating area, fencing forming boundary, gate and garage.

## 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.

## 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)

### TENURE.

We understand that the property is Freehold.

### AML.

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.



GROUND FLOOR

1ST FLOOR



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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