



First Lane, Hesse, HU13 9EG  
£210,000

  
Philip  
**Bannister**

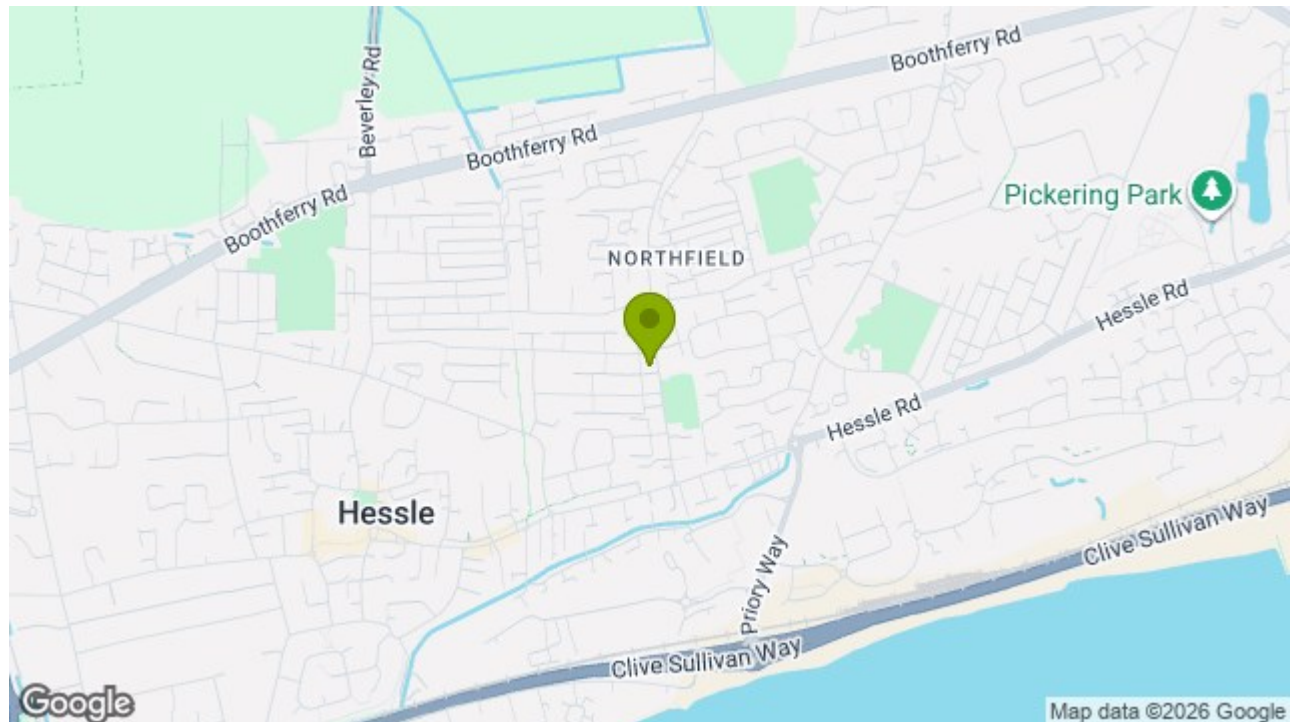
# First Lane, Hessle, HU13 9EG

Perfectly positioned within this sought-after location, this beautifully presented family home has been vastly extended to create a generous and versatile four-bedroom residence. Offering spacious and adaptable accommodation throughout, the property is ideally suited to modern family living. Externally, there is a landscaped Westerly-facing rear garden, detached garage and car port, providing excellent outdoor space, parking and storage.

## Key Features

- 4 Bedroom Family Home
- Generous and Versatile Living Space
- Ideal Location
- Garage & Car Port
- Lovely Rear Garden
- Immaculately Presented Throughout
- A Must See
- EPC =

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</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 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

Providing access to the accommodation with stairs off.

### LIVING ROOM

A generous living room with bay window to the front elevation and laminate wood flooring.

### DINING / SITTING ROOM

A generous and versatile reception space with ample room for both living and dining furniture, benefitting from a feature fireplace housing a gas fire, an under-stairs cupboard and windows to the side and rear elevation.

### KITCHEN

A well equipped kitchen with shaker style wall and base units, laminated work surfaces and upstands. Integrated appliances include an Electric Oven, Gas Hob and an Extractor Hood, Further benefitting from plumbing for an Automatic washing machine and a window to the rear elevation.

## FIRST FLOOR;

### BEDROOM 2

A bedroom of double proportions with fitted wardrobes and bay window to the front elevation.

### BEDROOM 3

A further bedroom of double proportions with a boiler cupboard and a window to the rear elevation.

### BEDROOM 4

### BATHROOM

With a three piece suite comprising of a panelled bath with shower attachment, a low flush WC and a wash hand basin. Further benefitting from partly tiled walls, radiator and a window to the rear elevation.

## SECOND FLOOR;

### BEDROOM 1

Superb master bedroom with window to the rear elevation, Velux to the front elevation and access to the en-suite.

### EN-SUITE

With a three piece suite comprising of a shower enclosure, a low flush WC and a wash hand basin. Further benefitting from a heated towel rail and window to the rear elevation.

## EXTERNAL;

### FRONT

A walled forecourt with block paved footpath and gravelled frontage.

### REAR

A westerly facing rear garden with block paved patio area, shaped lawn, timber fencing, a car port and a garage.

### GARAGE

A detached single garage with light and power, side door, roller door. Accessed via tenfoot and the rear garden.

## 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 B (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.

## 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.



## TENURE

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

## 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.

## 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.

## 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)





Ground Floor



First Floor



Floor 2

Approximate total area<sup>(1)</sup>  
1076 ft<sup>2</sup>  
Reduced headroom  
31 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.

GIRAFFE360