



Barrow Lane, Hesse, HU13 0PJ
Asking Price £265,000


**Philip
Bannister**
Estate & Letting Agents

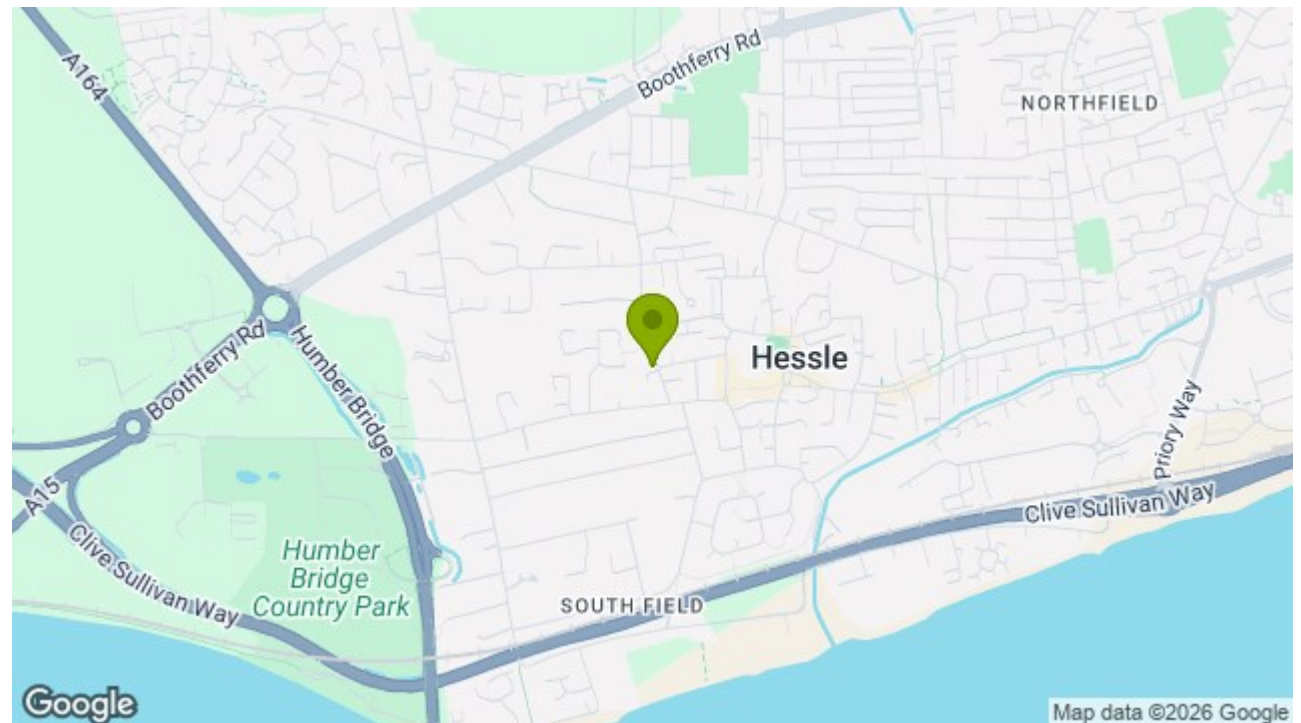
Barrow Lane, Hessle, HU13 0PJ

Enjoying an elevated position within one of Hessle's most sought after locations, this charming 3 bedroom family home has been well loved by its current occupiers for decades. Providing flexible and generous accommodation throughout with a fantastic westerly facing rear garden and ample off-street parking.

Key Features

- Rarely Available
- Extremely Sought-After Location
- Generous Living Accommodation
- Ample Off-Street Parking
- Westerly Facing Garden
- Wonderful Family Home
- Immaculately Presented
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	79
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 ACCOMMODATION;

ENTRANCE HALL

A pleasant entrance hall providing access to the accommodation with stairs and WC off.

WC

With low flush WC, tiled walls and flooring, window to the rear elevation.

LIVING ROOM

12'8 x 13'5 into bay (3.86m x 4.09m into bay)
A bay fronted living room with wall mounted gas fire.

SITTING/DINING ROOM

10'10 x 18'2 (3.30m x 5.54m)
A generous and flexible reception room with wall mounted gas fire, sliding doors to the rear garden and a window to the kitchen.

KITCHEN

9'5 x 14'9 (2.87m x 4.50m)
A well equipped traditional kitchen with shaker style wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include an electric hob, electric double oven, automatic dishwasher, extractor hood, fridge and a composite

sink unit. Further benefitting from ample dining space, window to the side elevations and rear elevation, door to the rear elevation and plumbing for an automatic washing machine.

FIRST FLOOR ACCOMMODATION;

BEDROOM 1

13'11 into bay x 10'10 + wardrobes (4.24m into bay x 3.30m + wardrobes)
A bedroom of double proportions with bay window to the front elevation and fitted wardrobes.

BEDROOM 2

10'11 max x 12'11 (3.33m max x 3.94m)
A further bedroom of double proportions with a storage cupboard and a window to the rear elevation.

BEDROOM 3

9 x 7'8 (2.74m x 2.34m)
A generous single bedroom with oriel bay window to the front elevation.

BATHROOM

8'1 x 6'4 (2.46m x 1.93m)
With a two piece suite comprising of a panelled bath and a wash hand basin. Further benefitting from an airing cupboard, a storage cupboard, tiled walls and a window to the side elevation.

WC

With low flush WC, tiled walls and flooring and a window to the side elevation.

EXTERNAL;

FRONT

With side drive leading to the garage providing ample off-street parking and a low maintenance front garden.

REAR

Superb westerly facing stepped rear garden. Beautifully landscaped with various different areas including 2 patio areas, shaped lawn area, fenced borders, a shed, greenhouse and access to the garage.

GARAGE

With up & over door, side door, windows to the rear and side elevations and a light & power supply.

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 . (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.

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.

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 in-house professional 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.

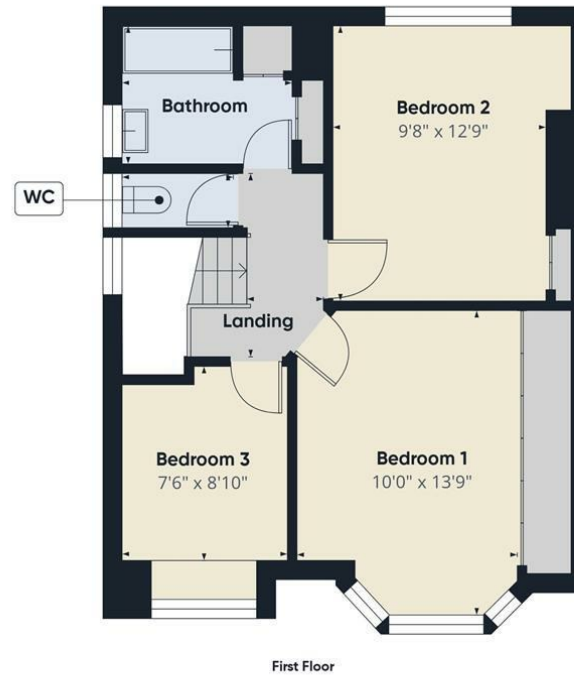
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn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

AGENTS NOTES - UNREGISTERED TITLE

Please note we understand that this property holds an unregistered title and as such there may be additional costs to the purchasing process. We recommend a buyer should discuss this matter with their legal representative.





Approximate total area^m
1062 ft²

(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.

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