



**Barrow Lane, Hessle, HU13 0LZ**  
Asking Price £225,000



Platinum Collection

## Barrow Lane, Hessle, HU13 0LZ

---

A superb double-fronted three-bedroom semi-detached home, ideally situated on the highly sought-after Barrow Lane in Hessle, within easy reach of the excellent amenities that Hessle town centre has to offer.

The property briefly comprises an entrance hall, a comfortable lounge, and a spacious open-plan living/dining kitchen, perfect for modern family living and entertaining. To the first floor is a landing leading to three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a front garden with a private driveway providing ample off-road parking, and to the rear is a generous garden, mainly laid to lawn, with a patio area ideal for outdoor dining and relaxation.

Early viewing is highly recommended, as properties of this type in such a desirable location rarely remain on the market for long.



# Barrow Lane, Hessle, HU13 0LZ

## Key Features

- Superb Double Fronted semi Detached house
- Popular Location Close to Hessle's Amenities
- Entrance Hall, Lounge, Large Living/Dining kitchen
- Landing, Three Bedrooms, Bathroom
- Off Road Paking to The front & Large Rear Garden
- Early Viewing Is A Must To Avoid Disappointment
- 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		
	70	80
<b>England &amp; Wales</b>	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 new composite door. and stairs to the first floor.

### LOUNGE

with double glazed window to the front elevation, as a contemporary white fireplace, laminate flooring and double glazed french doors onto the rear garden.

### LARGE OPEN PLAN DINING/LIVING KITCHEN

with a range floor and wall units with wood effect work surfaces, stainless steel fronted electric oven, 4 ring gas hob unit and extractor hood, sink unit, pan drawer, splash back tiling, plumbing for automatic washing machine, vinyl and laminate flooring, inset lights, four double glazed windows to the front, side and rear elevation and double glazed door.

## FIRST FLOOR

### LANDING

with access to roof void.

### BEDROOM 1

with two double glazed windows to the front and rear elevation, and large overstairs cupboard.

### BEDROOM 2

with double glazed window to the front elevation.

### BEDROOM 3

with double glazed window to the rear elevation.

### BATHROOM

Fitted with a contemporary white suite incorporating panelled bath with plumbed shower unit above, shower screen, vanity wash hand basin & low flush WC, heated towel rail, fully tiled to walls, tiled floor, recessed ceiling spotlights and double glazed window to the rear elevation.

### OUTSIDE

The property benefits from a front garden with a private driveway providing ample off-road parking and further benefits from an EV charger. To the rear is a generous garden, mainly laid to lawn, with a patio area ideal for outdoor dining and relaxation, summer house and fencing forming boundary with side access.

## 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.

## 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 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)

### **TENURE.**

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

### **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.

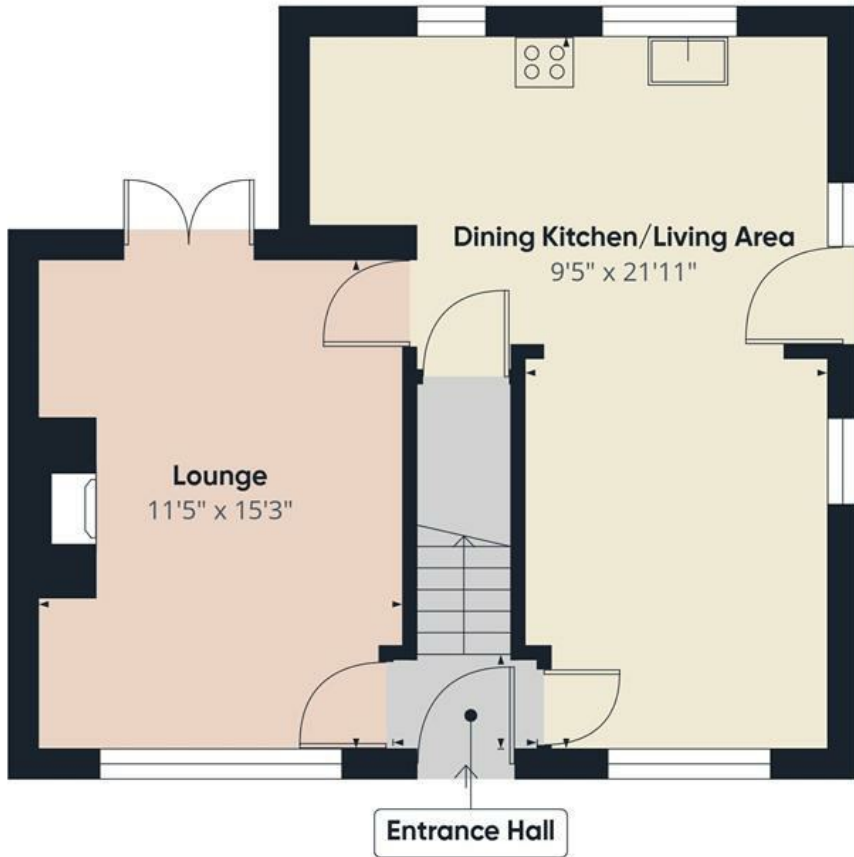












Ground Floor



First Floor



Approximate total area<sup>(1)</sup>  
876 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





**Philip**  
**Bannister**  
Estate & Letting Agents

---

Platinum Collection

58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN  
Tel: 01482 649777 | Email: [info@philipbannister.co.uk](mailto:info@philipbannister.co.uk)  
[www.philipbannister.co.uk](http://www.philipbannister.co.uk)

