

The Briars, Hessle, HU13 9BE

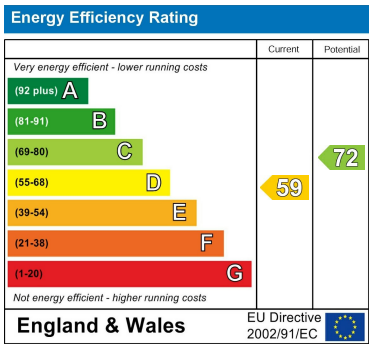
Offers Over £300,000

Philip Bannister

The Briars,
Hessle, HU13 9BE

Key Features

- Stunning Individual Detached Home
- Secluded Private Cul-De-Sac
- Entrance Hall, Lounge, & Dining Room Conservatory
- Fitted Kitchen, Utility Room, Cloakroom/w.c.
- 4 Bedrooms, Bathroom, Ensuite To The main Bedroom
- Gardens Front & Rear, Drive, Garage
- No Chain Invilved
- Early Viewing Is A must
- EPC



This well-presented detached family home occupies a private cul-de-sac position just off Boothferry Road in Hessle, offering spacious and versatile accommodation throughout, and is offered to the market with no chain involved.

The property briefly comprises an entrance hall, a generous bay-fronted lounge, dining area with French doors opening onto the conservatory, a fitted kitchen , utility Room and cloakroom/w.c.

To the first floor, a spacious landing gives access to four well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes and en-suite facilities.

Externally, the property boasts a driveway providing off-street parking and access to a garage, together with gardens to both the front and rear.

Early viewing is highly recommended to fully appreciate the space, setting and accommodation this attractive family home has to offer.











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 double glazed entrance door, laminate floor, understairs cupboard and stairs to the first floor.

LOUNGE
with double glaze angle bay window to the front elevation, further double glazed window to the side elevation, feature fireplace and gas fire.

DINING ROOM
with laminate flooring and double glazed french doors to the conservatory.

KITCHEN
with a range of base and wall units, laminate work surfaces, drawers, sink unit, gas hob, electric oven, extractor hood, built in dish washer, built in fridge, splash back tiling, vinyl floor covering, and double glazed window to the rear elevation.

CONSERVATORY
with double glazed french doors.

UTILITY ROOM
with work surfaces,, built in freezer, plumbing for automatic washing machine, splash back tiling, boiler, vinyl floor covering and half glazed door.

CLOAKROOM/W.C.
with a two piece suite comprising w.c., wash hand basin, vinyl floor covering and double glazed window to the side elevation.

LANDING
with airing cupboard and access to roof void.

BEDROOM 1
with double glazed window to the front of the elevation, built in wardrobes, over cupboards, drawers and built in bed side cabinets with shelves above.

EN SUITE SHOWER ROOM
with a two piece suite, comprising shower, wash hand basin, w.c., half tiled to walls and double glazed window to the side elevation.

BEDROOM 2
with double glazed window to the front elevation.

BEDROOM 3
with double glazed window to the rear elevation.

BEDROOM 4
with double glazed window to the rear elevation.

FAMILY BATHROOM
with a three piece suite, comprising panelled bath, wash hand basin, w.c., splash back tiling and double glazed window to the rear elevation.

OUTSIDE
To the front of the property is a very pleasant open plan lawn garden with parking and drive leading to an integral garage with electric door and light and power points. To the rear is an enclosed lawn garden with patio, shed, summerhouse and fencing forming boundary with gate.

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 OR The property has the benefit of sealed unit double glazing.
SECURITY - The property has the benefit of an installed burglar alarm system.
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/ Hull City 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. This should be clarified by your legal representative.

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.



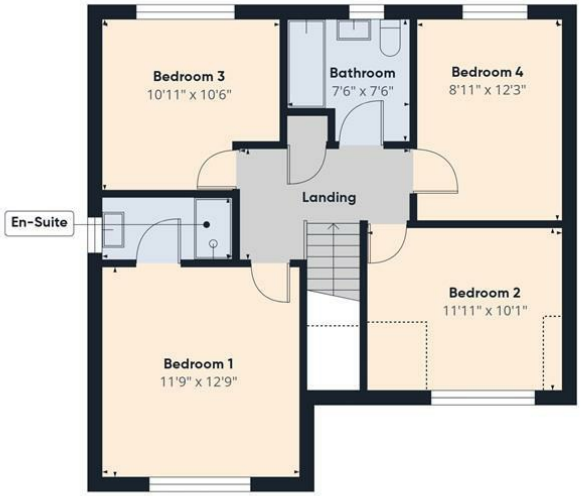








Ground Floor



First Floor



Approximate total area(1)

1479 ft²

Reduced headroom

20 ft²

(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

58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN
Tel: 01482 649777 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk