



Barrow Lane, Hesse, HU13 0QB  
Offers Over £299,950

  
**Philip  
Bannister**  
Estate & Letting Agents

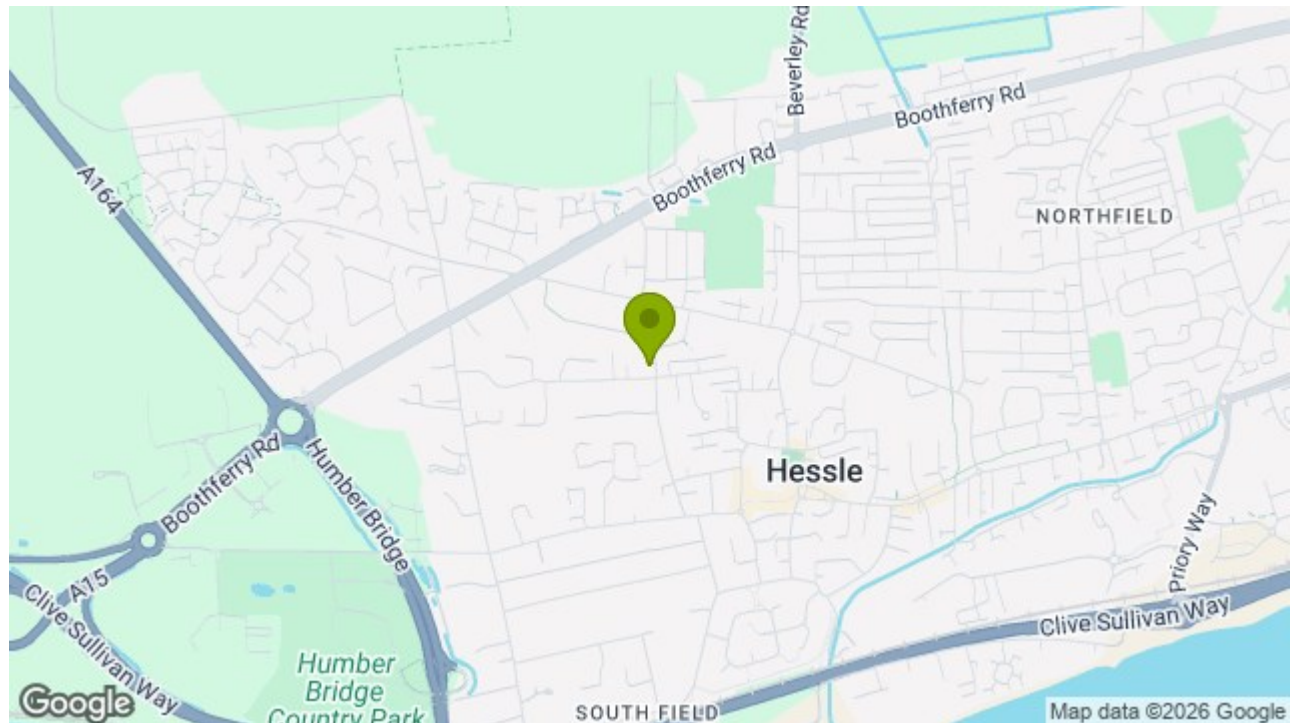
# Barrow Lane, Hessle, HU13 0QB

This wonderful semi-detached family home is ideally situated in a highly desirable location within Hessle, offering generous and versatile living accommodation throughout. Boasting three spacious reception rooms and sizeable bedrooms, the property provides comfort and flexibility for modern family living. Externally, it features a superb westerly-facing rear garden, perfect for enjoying the afternoon sun, along with ample off-street parking. Offered to the market with no onward chain, this home presents an excellent opportunity for buyers seeking space, convenience, and a sought-after setting.

## Key Features

- No Onward Chain
- Superb Semi-Detached Property
- Perfect Family Home
- Highly Desirable Location
- Generous Living Accommodation
- Off-Street Parking & Garage
- Superb Westerly Facing Rear Garden
- EPC =

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>81</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            | <b>51</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

A welcoming entrance hall providing access to the accommodation, with stairs off.

### LIVING ROOM

A very generous living room bay window to the front elevation and a feature, stained glass window to the side elevation and a feature fireplace housing a gas fire.

### SITTING ROOM / DINING ROOM

A versatile reception space ideal for either a dining or further sitting room with alcove fitted storage, a feature fireplace and French doors to the rear.

### KITCHEN

A well equipped kitchen with shaker style wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include an Electric Ove, Electric Hob and an Extractor Hood. Further benefitting from windows to the side and rear elevation, a rear door and tiled flooring.

### GARDEN ROOM

A superb addition to the property with sky lantern and French doors to the rear elevation.

## FIRST FLOOR;

### BEDROOM 1

A bedroom of double proportions with feature cat-iron fireplace and a window to the front elevation.

### BEDROOM 2

A further double bedroom with fitted wardrobes and overhead cupboards and a window to the rear elevation.

### BEDROOM 3

A generous bedroom with window to the rear elevation.

### BATHROOM

With a three piece suite comprising of a corner bath, a shower enclosure and a wash hand basin. Further benefitting from partially tiled walls and 2 windows to the side elevation.

### WC

With low flush WC and a window to the side elevation.

## EXTERNAL;

### FRONT

With side drive providing off-street parking.

### REAR

Superb Westerly facing rear garden with shaped lawn, timber fencing and a raised patio area.

### GARAGE

With secure gates prior to accessing the garage, the garage has an up and over door, light and 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.

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 D (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.

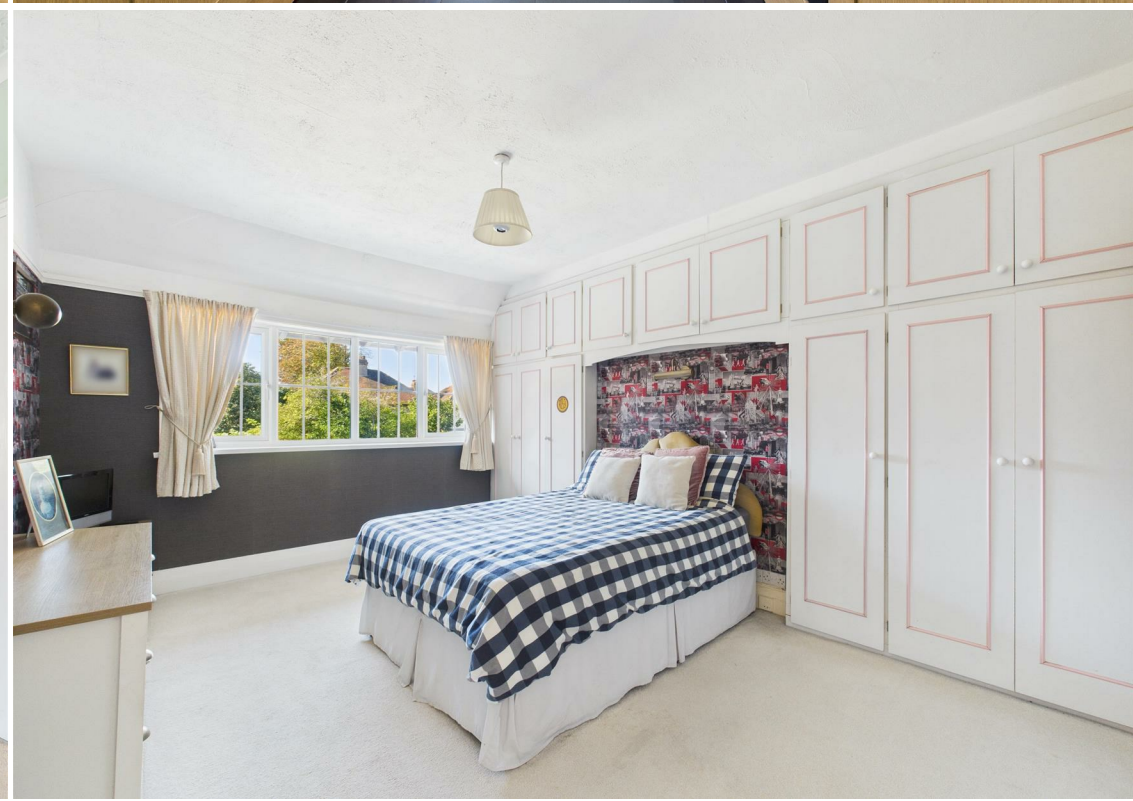
FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## TENURE

We understand that the property is Freehold.

## AML.

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.



## 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.

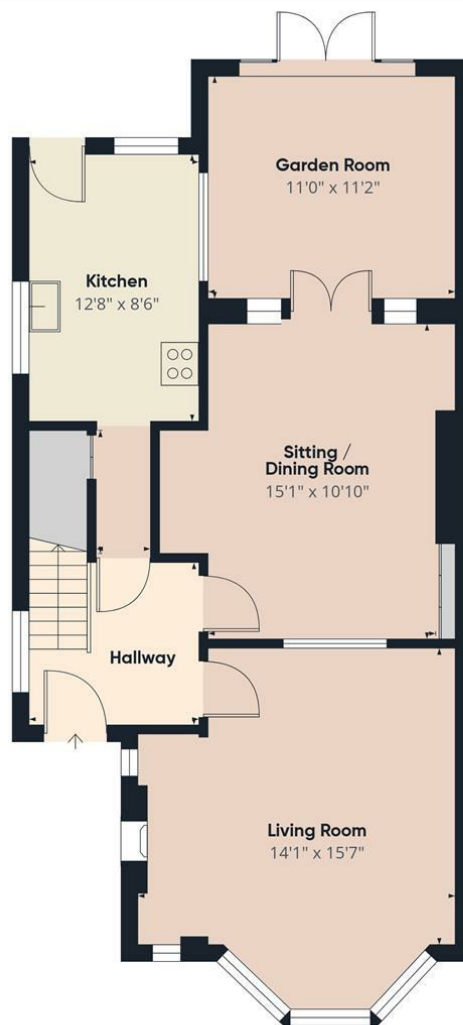
## AGENTS NOTES

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

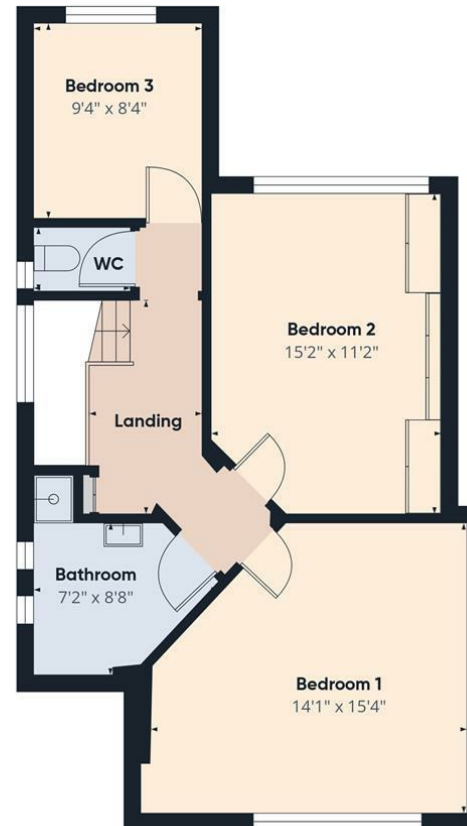
or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip 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



Approximate total area<sup>m</sup>  
1345 ft<sup>2</sup>

(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.

GIRAFFE360



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