



Danes Drive, Hessle, HU13 0BT
Offers Over £140,000

Philip
Bannister
Estate & Letting Agents

Danes Drive, Hessle, HU13 0BT

Key Features

- Three Bedroom End Terrace Property
- Off Road Parking
- Entrance Hall, cloakroom/w.c.
- Lounge, Dining Kitchen, Utility Room
- Landing 3 Beds, Shower/Wet Room
- Gardens Front and Rear
- No Chain Involved

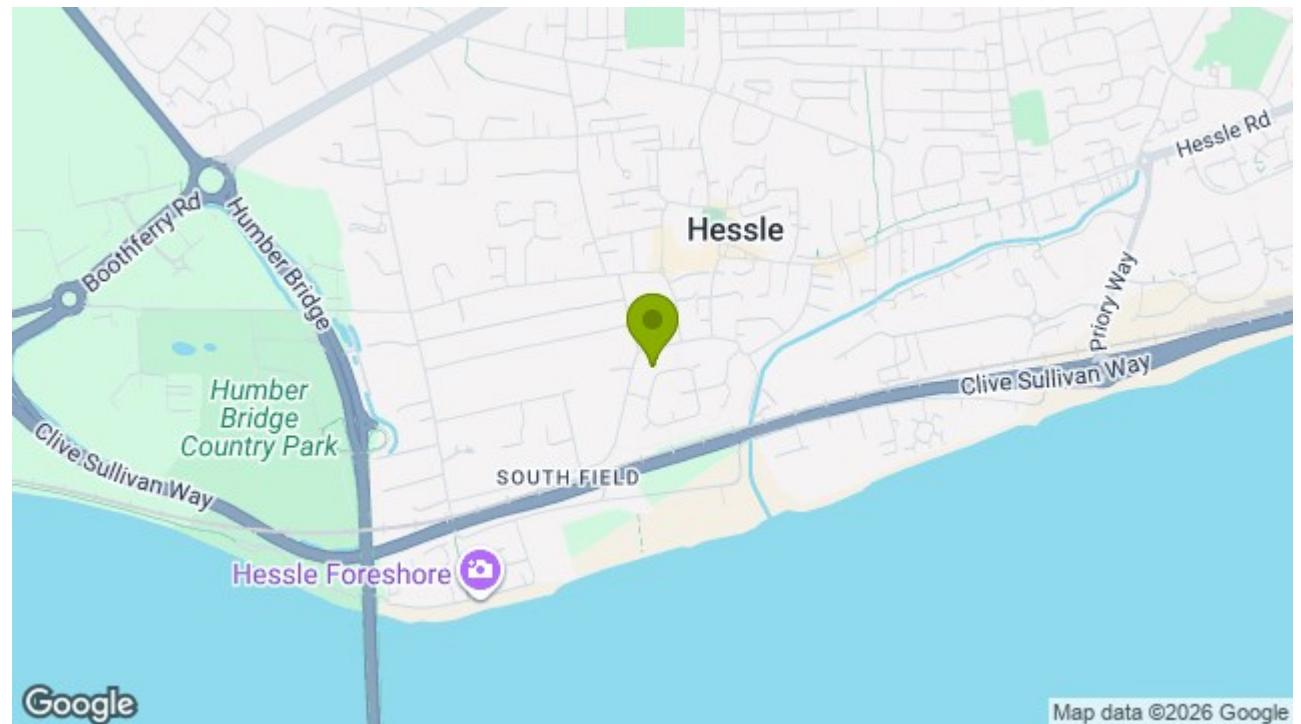
A generously proportioned end-terrace home offered to the market with no onward chain, presenting an excellent opportunity for buyers seeking a property with scope for modernisation. Ideally situated within easy reach of the amenities of Hessle Town, early viewing is strongly advised to fully appreciate the potential on offer.

The accommodation briefly comprises an entrance hall, cloakroom/WC, spacious lounge, dining kitchen, and utility lobby to the ground floor. To the first floor, a landing leads to three well-sized bedrooms and a shower/wet room.

Externally, the property benefits from good-sized gardens and off-road parking.

Contact us today to arrange your viewing.

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

With double glazed entrance door, and stairs to the first floor.

CLOAKROOM/W.C.

with w.c. and double glazed window to the front elevation.

LOUNGE

with two double glazed windows to the front and rear elevation and feature fireplace.

DINING KITCHEN

with a range of base and wall units, laminate work surfaces, sink unit, drawers, two double glazed windows to the rear elevation and double glazed door.

UTILITY ROOM

with double glazed window to the front elevation and understairs cupboard.

FIRST FLOOR

BEDROOM 1

with double glazed window to the rear elevation and storage cupboard.

BEDROOM 2

with double glazed window to the front elevation and storage cupboard.

BEDROOM 3

with double glazed window to the front elevation

SHOWER/WET ROOM

with a three piece suite, comprising walk in shower, wash hand basin, w.c. fully tiled and double glazed window to the rear elevation.

OUTSIDE

Outside are gardens to the front and rear which a mainly laid to lawn with off road parking..

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 A . (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.

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.

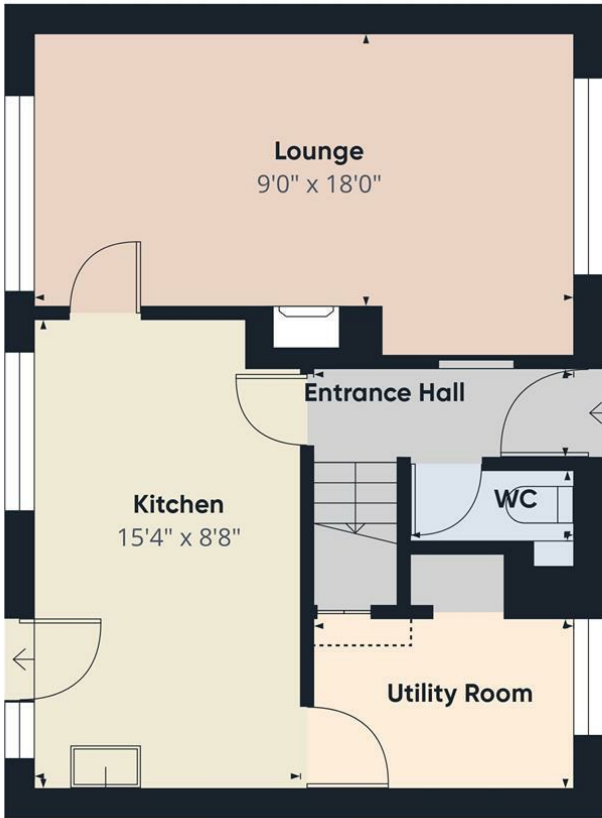
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip 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⁾
832 ft²
Reduced headroom
2 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.

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