



58, Bilson Crescent,
Hessle, HU13 0TR
£240,000



ABOUT THE PROPERTY

If you are looking for a charming property in a quiet residential area, then look no further. This 'energy efficient' family home offers a modern yet homely aesthetic, perfect for families to thrive and socialise.

A contemporary style breakfast kitchen with integrated appliances views out onto a well maintained lawned garden with an attractive modern patio. A lovely entrance lobby leads to a spacious sitting room, perfect for socialisation. The first floor comprises: three bedrooms (master en-suite), additionally a modern family bathroom. Outside space for vehicular parking.

Must be viewed to appreciate the style and space this property offers!

EPC Rating: C

Council Tax Band: B







Tenure: Freehold
Band: C

THE ACCOMODATION COMPRISES

GROUND FLOOR

ENTRANCE LOBBY

Panelled front entrance door, radiator & stairs off to first floor.

SITTING ROOM

3.95 x 3.60 (12'11" x 11'9")

Spacious light and airy family room, with window to front elevation and radiator.

CLOAKROOM/WC

1.05 x 1.70 (3'5" x 5'6")

Modern suite comprising: pedestal wash hand basin, low flush WC, window to side elevation. Half tiled to walls.

KITCHEN/BREAKFAST ROOM

4.62 x 3.04 (15'1" x 9'11")

Modern contemporary kitchen fitted with a range of base, floor and wall units, marble effect worktops and upstands, single drainer sink unit with mixer tap. Built in electric oven and electric four ring hob, stainless steel extractor hood over, a range of integrated appliances to include a fridge/freezer, integrated washer/dryer and dishwasher. French doors leading out to the rear garden allowing a light and airy feel and further allowing a pleasing view of the garden. The kitchen also conveniently has space for a dining table and includes attractive wood laminate flooring.

FIRST FLOOR ACCOMODATION

LANDING

2.93 x 2.12 (9'7" x 6'11")

Includes loft access, radiator and a convenient storage space.

BEDROOM ONE

3.96 x 3.04 (12'11" x 9'11")

Spacious room with a wall of built in wardrobes, window to the front elevation and a radiator.

EN SUITE SHOWER ROOM

1.90 x 1.72 (6'2" x 5'7")

Modern suite incorporating a low flush WC, pedestal wash hand basin, walk in shower enclosure with mains fed shower, extractor fan, window to the front elevation.

BEDROOM TWO

3.25 x 2.70 (10'7" x 8'10")

Feature panelled wall, window to the rear elevation and a radiator.

BEDROOM THREE

2.93 x 2.12 (9'7" x 6'11")

Feature panelled wall, and aradiator.

FAMILY BATHROOM

1.70 x 1.91 (5'6" x 6'3")

Modern three piece suite comprising: pedestal wash hand basin, panelled bath with mixer tap, window to the side elevation, extractor fan.

OUTSIDE

Paved patio adjacent to the property, side access to the garden through pedestrian gate via a paved path. Mainly laid to lawn with timber boundary fencing. To the front of the property there is allocated parking space for two vehicles.

ADDITIONAL INFORMATION

Council tax band C

*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

SERVICES

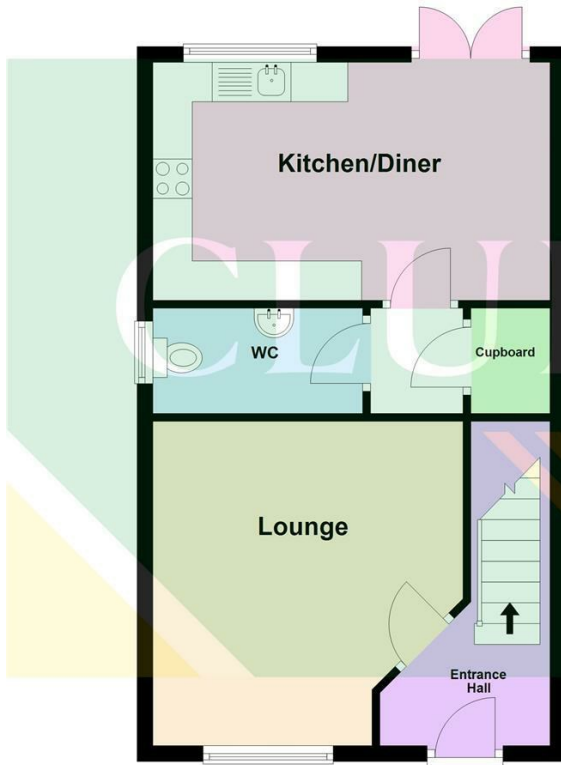
Mains gas, electricity, water and drainage are connected

APPLIANCES

Please note: None of the appliances have been checked by the agents.



Ground Floor



First Floor



Total area: approx. 79.8 sq. metres (859.5 sq. feet)

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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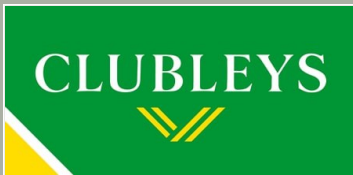
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.