Barrow Lane, Hessle, HU13 0PE

Offers In The Region Of £75,000

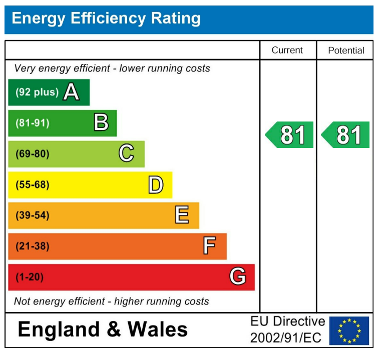
Philip Bannister

Estate & Letting Agents

Barrow Lane,
Hessle, HU13 0PE

Key Features

- Over 60's Development
- Superb First Floor Apartment
- Communal and Private Entrance Hall
- Modern Fitted Kitchen
- Beautiful Communal Gardens
- Newly Installed Boiler in August 2025
- No Chain Involved
- EPC - B



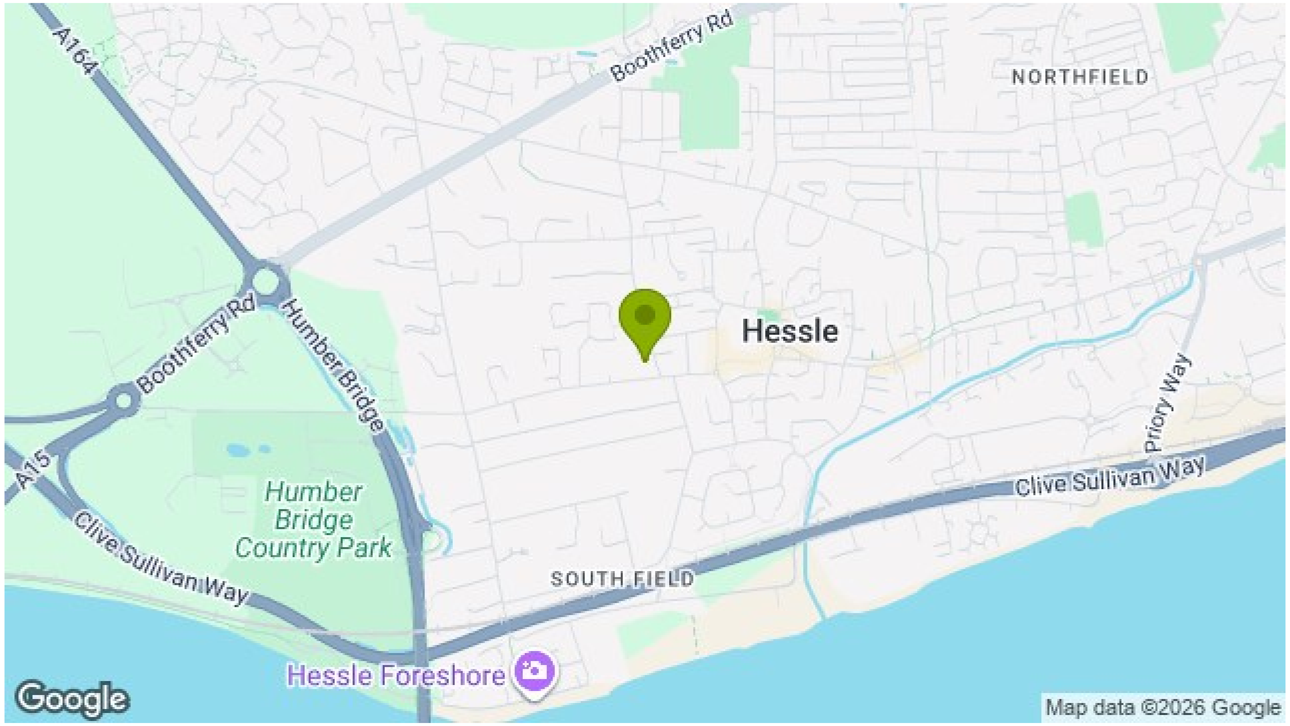
This fantastic one-bedroom apartment is part of a purpose-built over-60s independent living development, originally constructed by McCarthy & Stone–renowned for creating safe, secure, and community-focused environments.

Designed to offer both independence and peace of mind, the development benefits from an on-site house manager during daytime hours and a 24-hour emergency careline system. Residents also enjoy access to a welcoming communal lounge, laundry facilities, lifts to all floors, a guest suite for visitors, secure video entry, and beautifully maintained communal gardens.

The apartment itself features a private entrance hall with security intercom, a bright and spacious lounge with recently fitted carpets, a light and airy kitchen, a generously sized bedroom, and a modern shower room.

Externally, there is communal parking available alongside the landscaped gardens.

Offered with no onward chain, early viewing is highly recommended.



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.

FIRST FLOOR APARTMENT

COMMUNAL ENTRANCE HALL
with intercom security system

PRIVATE ENTRANCE HALL
with entrance door and storage cupboard

LOUNGE/DINING AREA
18'10 x 10'10 (5.74m x 3.30m)
Lounge area has a wall mounted electric fire, double glazed French style doors with a Juliette balcony.

KITCHEN
8'11 x 5'8 (2.72m x 1.73m)
fitted kitchen

BEDROOM
13'11 x 8'8 (4.24m x 2.64m)
with double glazed window and built in walk in wardrobe.

SHOWER ROOM
with a three piece suite

OUTSIDE
Communal gardens and grounds

GENERAL INFORMATION
SERVICES - Mains water, electricity and drainage are connected to the property.
CENTRAL HEATING - The property has the benefit Electricity supply for electric heating to be installed.
DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.
SECURITY - The property has the benefit of an intercom security system.
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (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 - All light fittings and recently installed carpets are included in the sale of the property.

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.

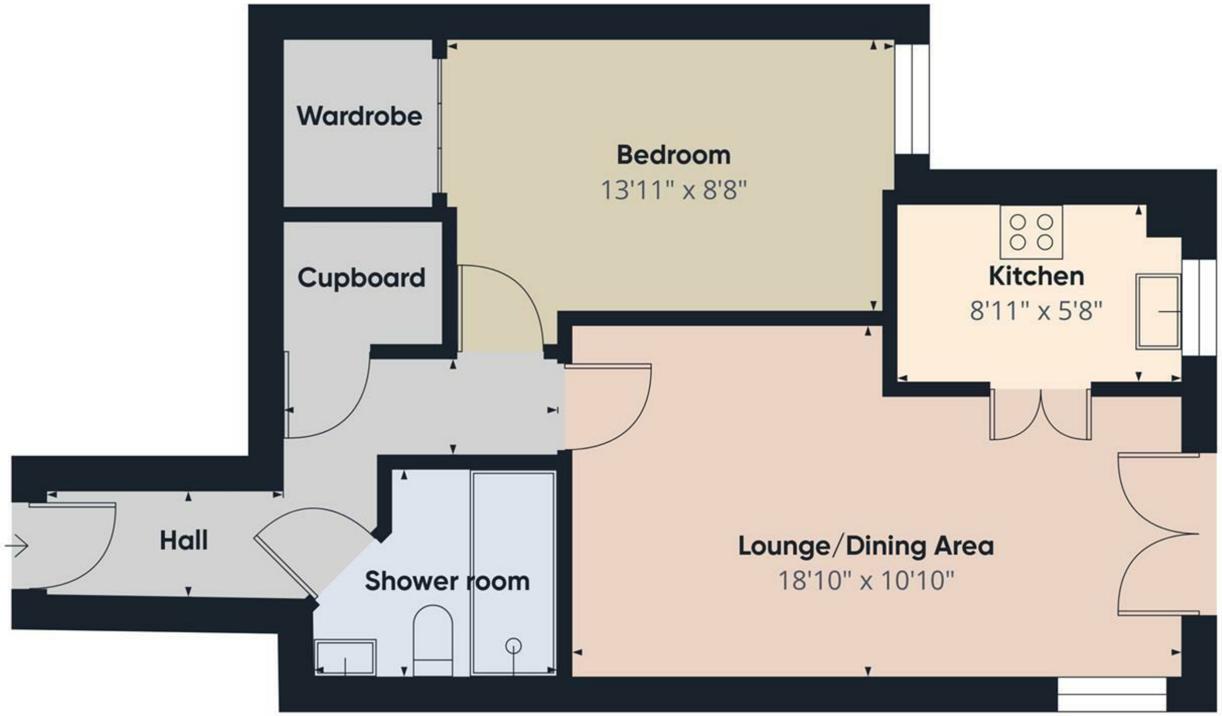
MORTGAGES
The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.
We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money 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)

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.

TENURE.
We understand that the property is Leasehold


RESIDENTS
PARKING
ONLY
NO PARKING



Approximate total area[1]

518 ft²

(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

The Property Ombudsman

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TRADINGSTANDARDS.GOV.UK

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

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