



Dones Drive, Hesse, HU13 0BT  
£155,000

  
**Philip  
Bannister**  
Estate & Letting Agents

# Danes Drive, Hessle, HU13 0BT

NO CHAIN - This well presented 3 bedroom family home is situated in the heart of Hessle, close to the local amenities the town has on offer. The spacious property is arranged over two floors and features an entrance hall, living room opening to a dining room which in turn opens to the kitchen. A set of sliding doors from the dining room lead to a conservatory which overlooks the rear garden. To the first floor there are a series of 3 bedrooms (2 fitted) and a bathroom. Outside there is extensive parking to the front and a low maintenance garden at the rear.

## Key Features

- NO CHAIN
- Good Sized Family Home
- 3 Bedrooms (2 Fitted)
- 2 Reception Rooms
- Fitted Kitchen
- Conservatory
- Extensive Off Street Parking
- Easy Maintenance Gardens
- ER - C

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





## LOCATION

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.

## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Accessed via a uPVC door, with a staircase to the first floor and internal door to:

#### LIVING ROOM

11'11 x 14'2 (3.63m x 4.32m)

With a feature fireplace housing a living flame gas fire, window to the front elevation and an opening to:

#### DINING ROOM

10'5 x 8'9 (3.18m x 2.67m)

A useful dining area which opens to the kitchen and has sliding doors to:

#### CONSERVATORY

7'10 x 9'2 (2.39m x 2.79m)

With double glazed French doors opening to the garden

#### KITCHEN

12'1 x 9'5 (3.68m x 2.87m)

Fitted with a range of white fronted wall and base units which are mounted with a contrasting worksurface beneath a tiled splashback. A stainless steel sink unit is beneath a window to the rear and there is space for a host of kitchen appliances. A tiled floor runs throughout and there is a door opening to the rear

### FIRST FLOOR

#### LANDING

With access to the first floor accommodation

#### BEDROOM 1

11'11 x 11'5 including wardrobes (3.63m x 3.48m including wardrobes)

With fitted sliding wardrobes and a window to the front elevation

#### BEDROOM 2

8'10 x 10'4 including wardrobes (2.69m x 3.15m including wardrobes)

With fitted sliding wardrobes and a window to the rear elevation

#### BEDROOM 3

9'2 max x 8'10 max (2.79m max x 2.69m max)

With built-in cupboard and window to the front elevation

#### BATHROOM

Fitted with a three piece suite incorporating WC, pedestal wash basin and a panelled bath with shower and glazed screen.

There is half height tiling and a window to the rear

#### OUTSIDE

To the front of the property there is extensive parking which continues to a concrete hardstanding to the side. There rear garden is mainly paved and designed for easy maintenance

#### 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 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). We would recommend a purchaser make their own enquiries to verify this.

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 / Leasehold

#### VIEWINGS

Strictly by appointment with the sole agents.

#### 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 in-house 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.

## AGENT 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.

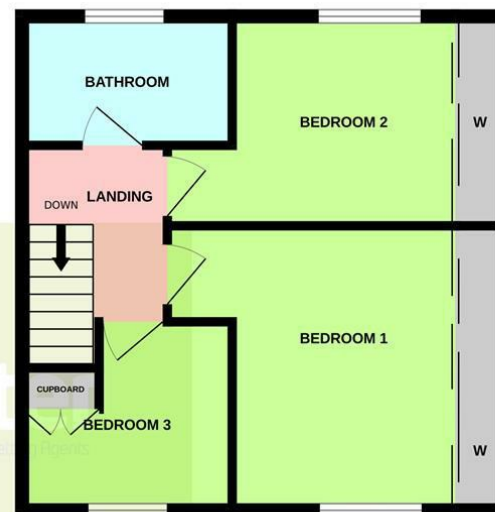
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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