



Barrow Lane, Hessele, HU13 0PE

Offers Over £90,000



Platinum Collection

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This superb ground floor, one-bedroom apartment forms part of a well-established over-60s independent living development, originally built by McCarthy & Stone, specialists in creating safe and secure retirement communities. The development is designed to offer independence with complete peace of mind, benefitting from a house manager on site during daytime hours and a 24-hour Careline emergency system.

Residents enjoy a range of excellent communal facilities including a residents' lounge, communal laundry, lifts serving all floors, a secure video entry system, guest suite accommodation and beautifully maintained communal gardens.

The apartment itself comprises a private entrance hall with security intercom, a spacious lounge, fitted kitchen, double bedroom and modern shower room. Externally, the property benefits from access to the communal gardens.

Early viewing is highly recommended.



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Key Features

- Over 60's Development
- Superb Ground Floor Apartment
- Communal and private Entrance Hall
- Lounge/Dining Area, Kitchen
- Bedroom, Shower Room, Communal Areas
- Communal Gardens, Early Viewing Is A Must
- EPC - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	80	82
(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	

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.

COMMUNAL ENTRANCE HALL

with intercom security system

PRIVATE ENTRANCE HALL

with entrance door and storage cupboard

LOUNGE/DINING AREA

with double glazed door and screen to side leading to a garden area, electric heater and feature fire place and electric fire.

KITCHEN

with a range of base and wall units, work surfaces, drawers, stainless steel sink unit, electric hob and oven, extractor hood, space for fridge and freezer, splash back tiling, vinyl flooring and double glazed window to the front elevation.

BEDROOM

with two double glazed windows to the front and side elevation, electric heater and built in wardrobe.

SHOWER ROOM

with a three piece suite, comprising shower in cubicle, wash hand basin with vanity unit beneath, w.c., fully tiled to wall and double glazed window to the side elevation.

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 of a electric heating

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames OR The property has the benefit of sealed unit double glazing.

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 - 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.

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. This should be clarified by your legal representative.

CONTRACT READY

“Get ready for speedier, smoother and more successful sales with Premium Conveyancing properties!

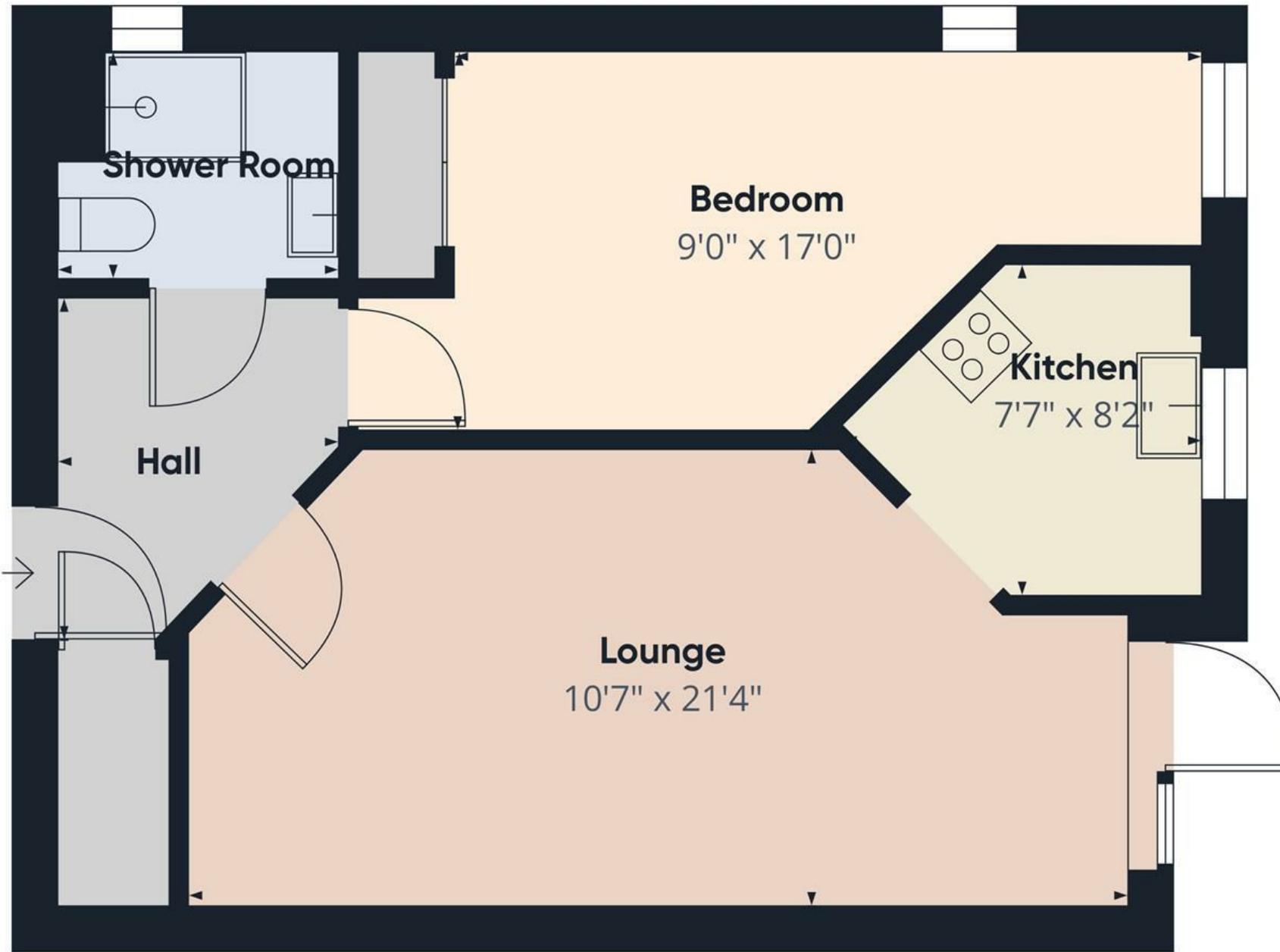
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.”





Approximate total area⁽¹⁾
489 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





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