

Hemmingway Walk, Hessle, HU13 9BD

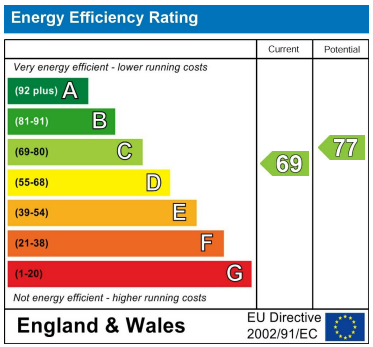
Offers Over £315,000

Philip Bannister

Hemmingway Walk, Hessle, HU13 9BD

Key Features

- Superb Cul De Sac Location, Early Viewing A Must
- 3 Bedroom Detached Family Home
- Entrance Hall, Cloakroom/w.c., Lounge
- Dining Kitchen, Utility Room
- Landing, Three Bedrooms, Ensuite Shower Room
- Family Bathroom, Gardens Front & Rear
- Driveway Leading To A Brick Built Garage
- EPC-C



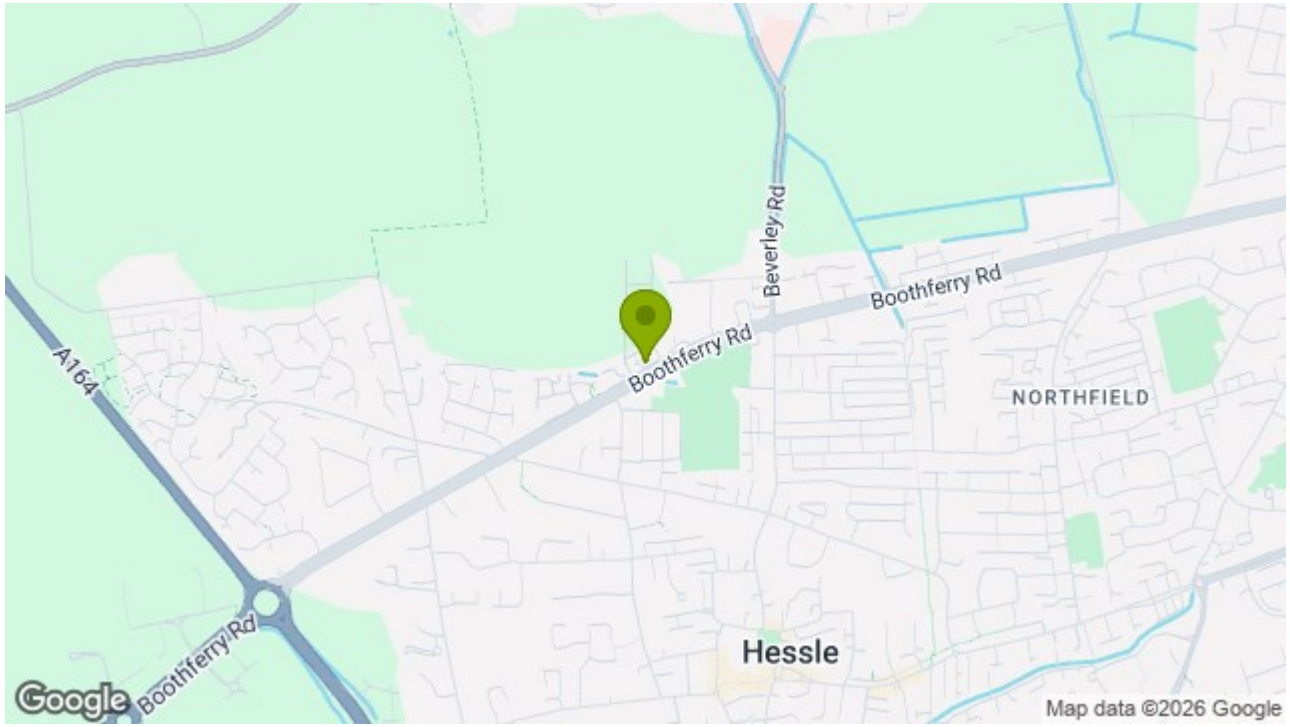
A superb three-bedroom detached family home, ideally situated within a pleasant cul-de-sac just off Boothferry Road in Hessle, occupying a generous plot with attractive gardens and excellent parking.

The property is conveniently positioned within easy reach of the wide range of amenities Hessle has to offer, while also benefiting from superb transport links to the A63, motorway network and Hull city centre.

The well-presented accommodation briefly comprises an entrance hall, spacious lounge, dining kitchen and downstairs cloakroom/W.C and utility room. To the first floor are three bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a family bathroom.

Externally, the property occupies an enviable plot with gardens to both the front and rear. A substantial driveway provides ample off-road parking and leads to a detached brick-built garage.

Properties of this type and in such a desirable location rarely remain on the market for long. Early viewing is highly recommended to fully appreciate all this superb family home has to offer.











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

WELCOMING ENTRANCE HALL
with a double glazed entrance door, double glazed window to the side elevation, understairs cupboard/cloakroom, stairs to the first floor.

CLOAKROOM/W.C.
with a two piece suite, comprising w.c., wash hand basin, splash back tiling and double glazed window to the side elevation.

LOUNGE
with a double glazed angle bay window to the front elevation and laminate wood flooring.

DINING KITCHEN
with a range of base and wall units, drawers, laminate work surfaces, sink unit, electric hob and oven, extractor hood, built in fridge and freezer, built in dish washer, vinyl flooring, inset lights, double glazed window to the rear elevation and double glazed french doors on to the rear garden.

UTILITY ROOM
With a range of base and wall unit, larder units, laminate work surfaces, drawers, built in washing machine, vinyl flooring and double glazed door.

FIRST FLOOR

LANDING
with a double glazed window to the side elevation, airing cupboard, and access to fully board loft.

BEDROOM 1
with a double glazed window to the front elevation, laminate wood flooring and inset lights.

EN SUITE SHOWER ROOM
with a three piece suite, comprising shower in cubicle, wash hand basin, w.c., partially tiled to walls, vinyl flooring and double glazed porthole window to the front elevation.

BEDROOM 2
with double glazed window to the rear elevation, inset lights and laminate wood flooring.

BEDROOM 3
with double glazed window to the rear elevation, inset lights and laminate wood flooring.

FAMILY BATHROOM
with a three piece suite, comprising panelled bath with shower attachment, wash hand basin, w.c., partially tiled to walls, laminate flooring and double glazed window to the side elevation.

OUTSIDE
Outside to the front of the property is an open plan lawn garden and side driveway leading to a detached brick built garage. To the rear is a pleasant lawn garden, with patio area, raised flower bed, cold water tap, and brick walling and fencing forming boundary.

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 D. (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.


LIFE
GUARD







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)

TENURE.

We understand that the property is Freehold. This should be clarified by your legal representative.

AML.

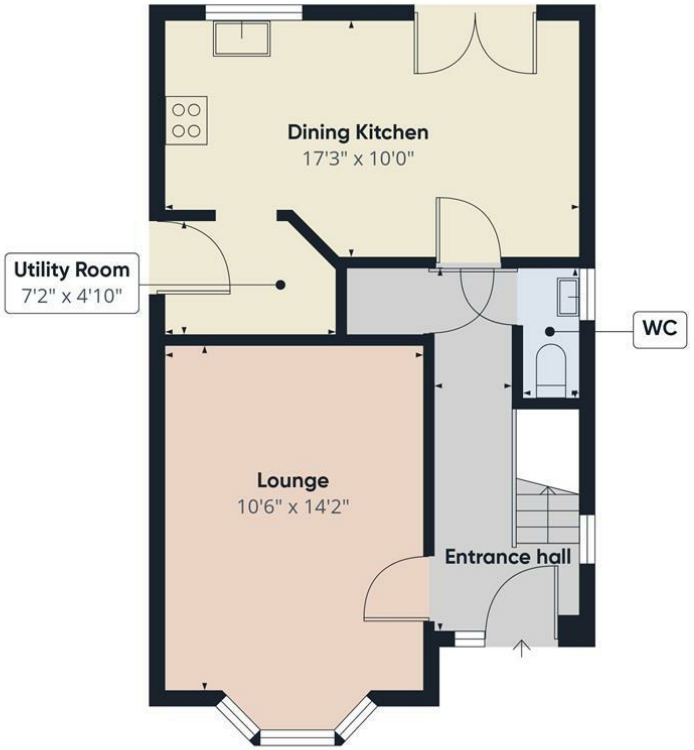
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.



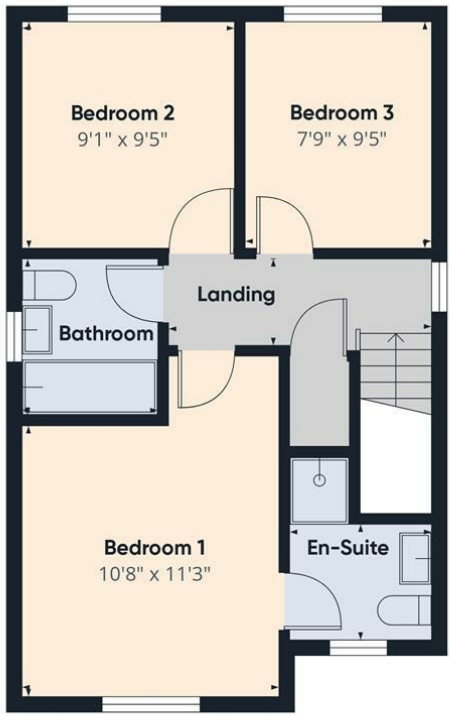








Ground Floor



First Floor



Approximate total area(1)

880 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

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