



Cherry Avenue, Hessle, HU13 0QT  
£240,000

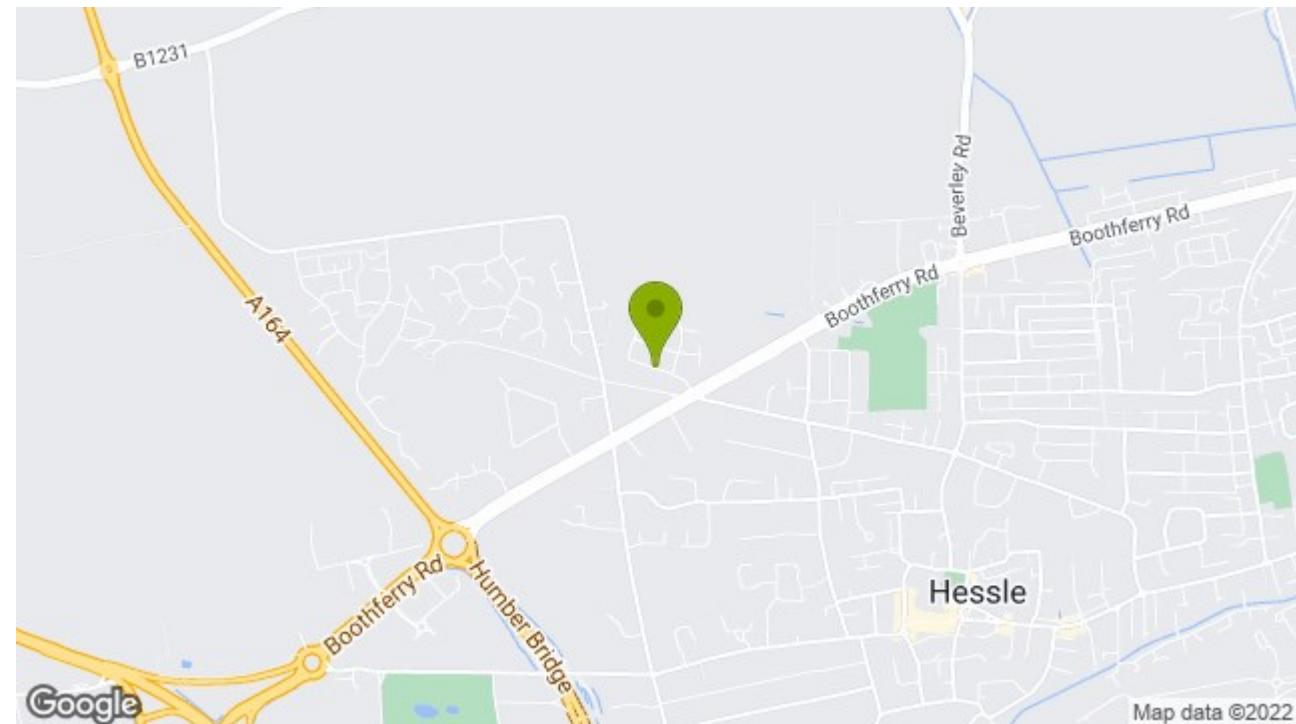
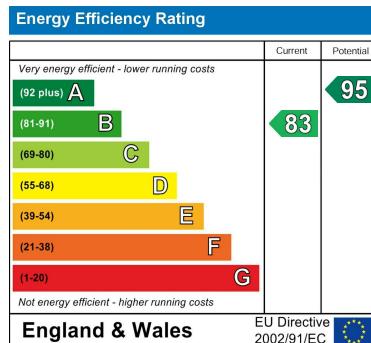
Philip  
**Bannister**  
Estate & Letting Agents

# Cherry Avenue, Hessle, HU13 0QT

A delightful three bedroom semi-detached home. This property is exceptionally well presented throughout, with a stylish and modern dining kitchen and contemporary bathroom suite. Benefiting from 2 generous double bedrooms, ample off-street parking and a garage. Early viewing is essential to avoid disappointment.

## Key Features

- Modern Semi-Detached Home
- Immaculately Presented
- Ample Off-Street Parking
- Garage
- Pleasant Rear Garden
- Contemporary Bathroom
- Stylish Kitchen
- EPC = B





## 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.

## ENTRANCE HALL

A pleasant entrance hall providing access to the accommodation.

## CLOAKROOM

Fitted with a two piece white suite comprising WC and pedestal wash basin with tiled splash back.

## LIVING ROOM

13'6" max x 13'1" max (4.11m max x 3.99m max)

A nicely appointed living space, feature electric fireplace with limestone fire surround, inset and heart. Window to the front elevation.

## DINING KITCHEN

16'2" x 11'2" (4.93m x 3.40m)

A splendid dining kitchen fitted with off-white shaker style wall and base units with complimentary work surfaces. Integrated Zanussi appliances include Fridge/Freezer; Washer/Dryer; Dish Washer; Electric Oven; Gas Hob and Extractor Fan. With ample dining space and French doors leading to the rear garden. Also benefitting from a window to the rear elevation and recessed spotlights.

## FIRST FLOOR ACCOMMODATION:

### BEDROOM 1

13'7" x 8'10" min (4.14m x 2.69m min)

A generous bedroom bedroom with fitted wardrobes and window to the front elevation.

### BEDROOM 2

11'2" x 9'5" (3.40m x 2.87m)

A further bedroom of double proportions with window to the rear elevation.

### BEDROOM 3

9'10" x 7'1" (3.00m x 2.16m)

## BATHROOM

6'5" x 5'6" (1.96m x 1.68m)

A contemporary three piece bathroom suite comprising of a

panelled bath with overhead shower, floating sink unit and a WC with concealed cistern. Also benefitting from a window to the rear elevation, recessed spotlights, heated towel rail and part tiled walls.

## EXTERNAL:

### FRONT

To the front of the property is a turfed lawn and a tarmac side drive leading to the garage

### REAR

A pleasant enclosed rear garden with block paved patio area, stepped turfed lawn, fenced borders and access to the garage via a side door.

### GARAGE

With up & over door, side door, light & power supply.

## 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 sealed unit double glazing.

**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.

## 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 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.

## AGENTS NOTES

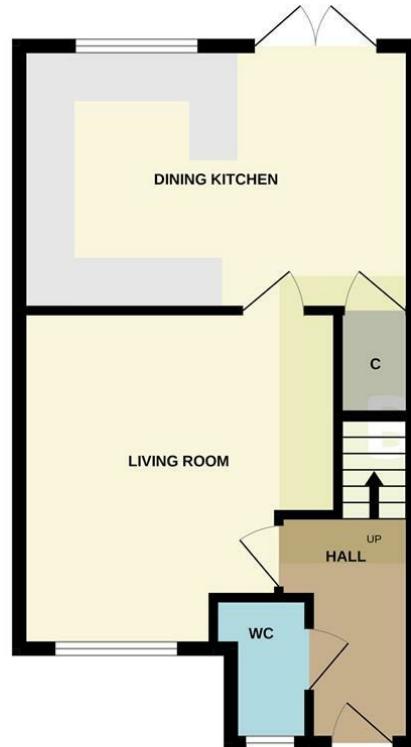
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Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding 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.

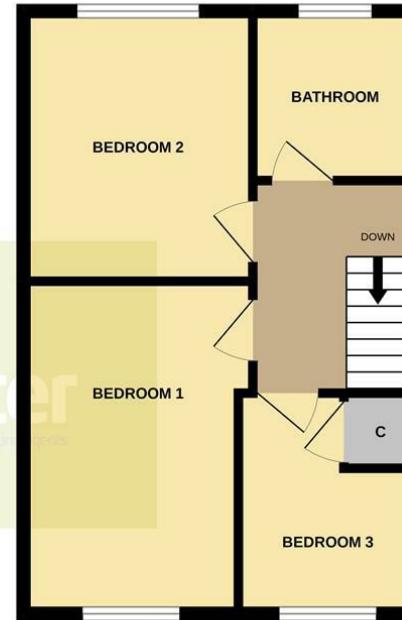
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



GROUND FLOOR



1ST FLOOR



Philip  
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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 fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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