



37 The Square, Hessle, East Yorkshire, HU13 0AE

Telephone: 01482 645100

Brindle Road, Hull, HU3

£165,000



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Band: A

- Modern End of Terrace House
- Beautifully Presented
- Three Bedrooms
- New Breakfast Kitchen
- PVCu Double Glazing & Hive Gas Central Heating
- Private Driveway with EV Charging Point
- Fully Enclosed SSE-Facing Garden
- Highly Convenient Location!



Hudson Property

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This outstanding property, which was built in 2018, is not only beautifully presented and maintained, but has also had a new kitchen installed this year. The property is situated on a new attractive housing development off Hawthorn Avenue, which connects Anlaby Road and Hessle Road. The house itself is set out over two floors. The ground floor comprises an entrance hall, WC, breakfast kitchen, and living room. The first floor comprises a landing, three bedrooms, and a bathroom. The house is fitted with PVCu double glazing and Hive gas central heating. To the front of the property is a 3-car private driveway including an electric vehicle charging point, and to the rear of the property is a fully enclosed SSE-facing garden. This fabulous property is situated in a highly convenient location within easy reach of both Hull city centre and the A63/Clive Sullivan Way, as well as an abundance of local shops and amenities, so check out the video tour and then contact Hudson's to book your viewing!

Hudson Property

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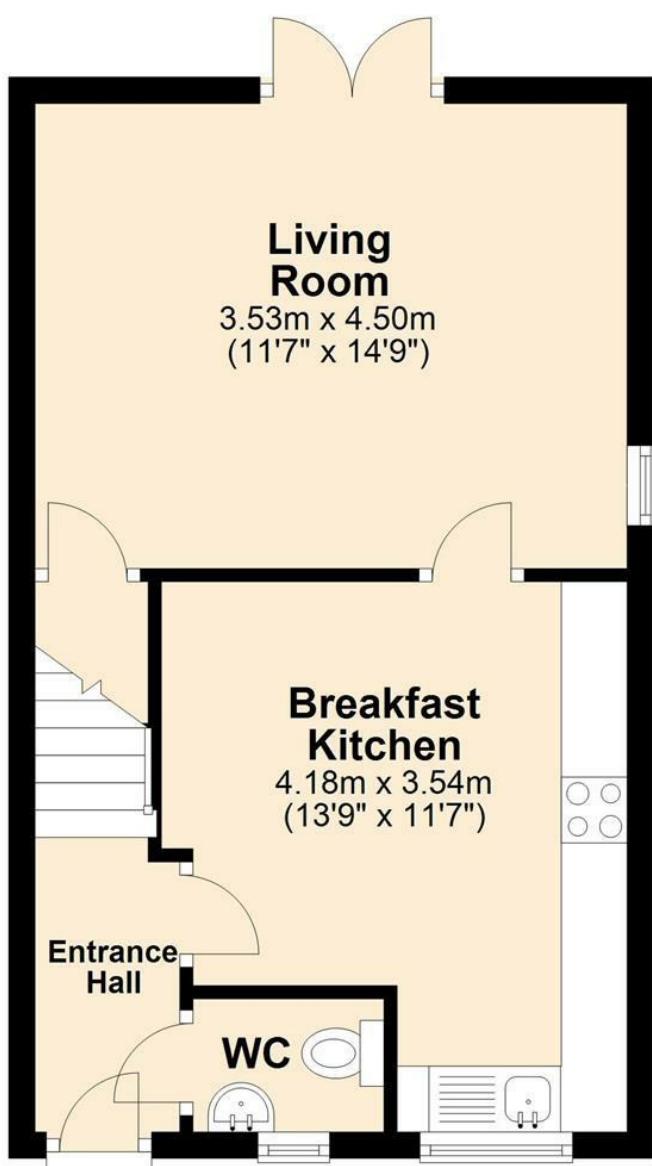


FIXTURES & FITTINGS: All carpets, curtains, blinds and light fittings are included in the sale, as is the electrical vehicle charging point and the 'Ring' smart doorbell. The fridge-freezer is available for sale by separate negotiation. The washing machine is not integrated and is not included in the sale. **TENURE:** The tenure of this property is freehold. **OTHER INFORMATION:** We believe the house to be of cavity wall construction, to be connected to mains gas, electricity, water and drainage, and to both landline telephone and Internet broadband.

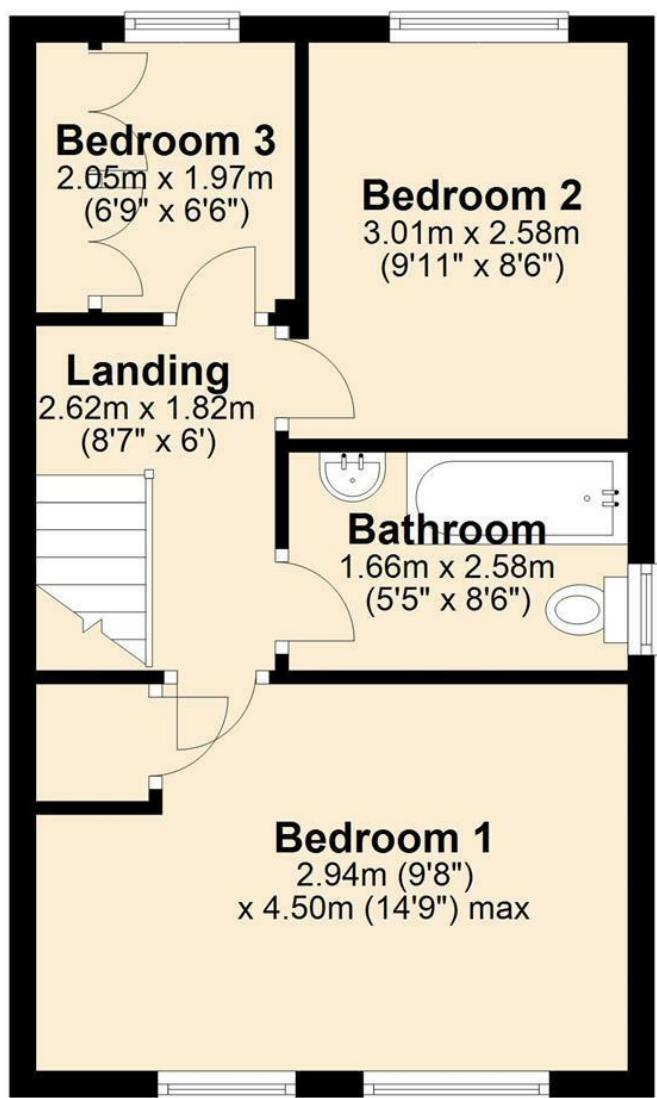




Ground Floor



First Floor



MEASUREMENTS: Please note that all measurements are approximate. **STAMP DUTY:** Many property purchases are subject to Stamp Duty Land Tax, and the rules governing stamp duty and the levies imposed are complex. HM Revenue & Customs have an online calculator to assist you in calculating your stamp duty liability (<https://www.gov.uk/stamp-duty-land-tax>) but please always check with your solicitor. **COPYRIGHT:** All photographs and images are the exclusive property of Hudson Property Angels Limited and are protected by copyright law. The images may not be reproduced, copied, transmitted or manipulated without the written consent of a director of Hudson Property Angels Limited.