

Waudby Close, Hessle, HU13 0QW

Asking Price £225,000

Philip Bannister

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Key Features

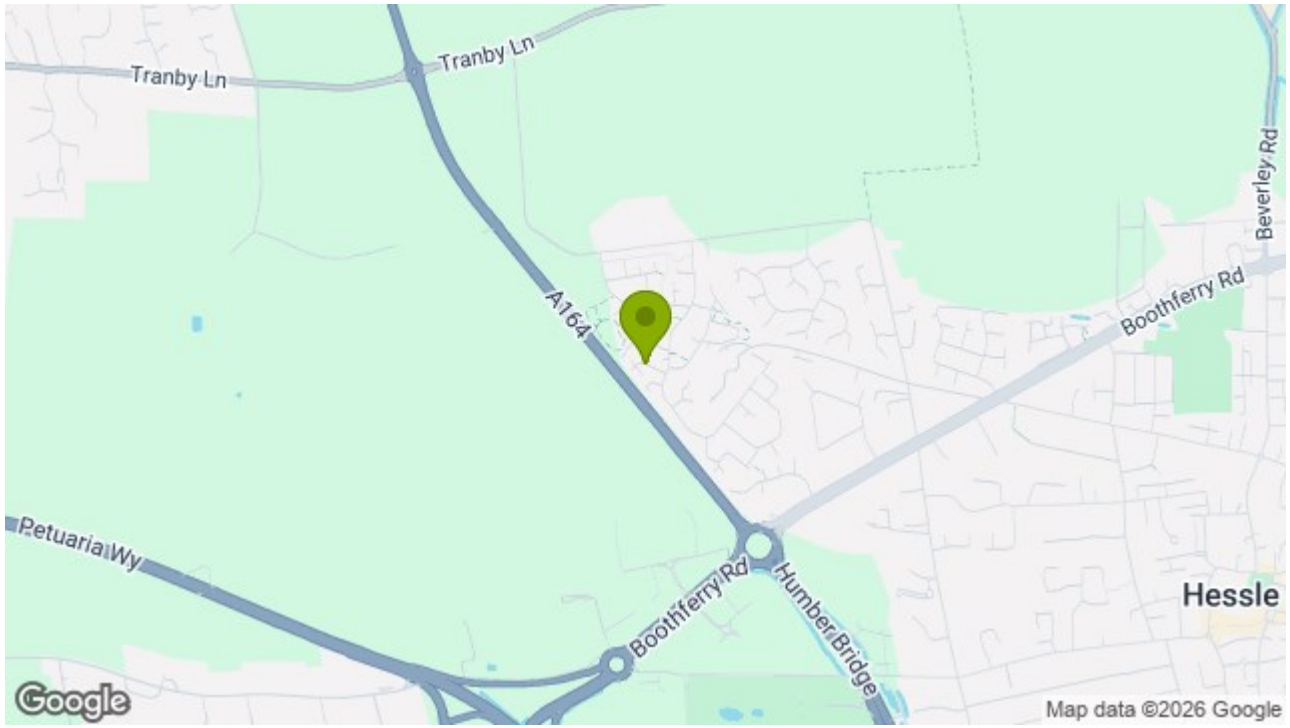
- Three Bedroom Semi-Detached Family Home
- Well Presented Throughout
- Desirable Location On A Popular Development
- Entrance Hall, Cloakroom/W.c., Lounge
- En-Suite + Family Bathroom
- Two Parking Spaces, Lovely Rear Garden
- Early Viewing A Must
- EPC - B

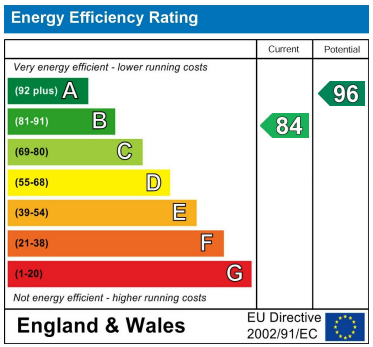
This attractive three-bedroom home is offered to the market and perfectly situated, in a cul de sac location off Jenny Brough Lane Hessle. Having been tastefully redecorated and styled throughout, the property presents as a ready-to-move-into modern home.

The accommodation is well laid out for contemporary living. From the entrance hall, with a cloakroom/w.c., the home opens into a welcoming lounge and a smart open-plan dining kitchen with views and access to the garden. A useful inner hall provides access to the first floor.

To the first floor, the principal bedroom enjoys en-suite shower facilities, accompanied by two further well-proportioned bedrooms and a stylish family bathroom.

Externally, the rear garden is private and enclosed and to the front is a double driveway offering parking.













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

ENTRANCE HALL
with double glazed entrance door.

CLOAKROOM/W.C.
with a two piece white suite, comprising w.c., and wash hand basin.

LOUNGE
with double glazed window to the front elevation and storage cupboard.

INNER HALL
with stairs to the first floor.

DINING KITCHEN
with a range of base and wall units, laminate work surfaces, drawers, sink unit, built in gas hob and electric oven, extractor hood, built in fridge and freezer, washing machine, dishwasher, splash backs and double glazed window to the rear elevation and double glazed french doors to the rear garden.

FIRST FLOOR

LANDING
with airing cupboard and access to roof void.

BEDROOM 1
with two double glazed windows to the rear elevation and built in wardrobes.

ENSUITE SHOWER ROOM
with a three piece white suite, comprising shower in cubicle wash hand basin, w.c., vinyl flooring, splash back tiling and double glazed window to the side elevation.

BEDROOM 2
with double glazed window to the rear elevation and built in wardrobes.

BEDROOM 3
with double glazed window to the rear elevation.

FAMILY BATHROOM
with a three piece white suite, comprising panelled bath, wash hand basin, w.c. splash back tiling, heated towel rail and double glazed window to the side elevation.

OUTSIDE
Outside to the front of the property are two parking spaces and to the is a low maintenance garden with patio are and fencing forming boundary with gate.

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 replacement 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 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.

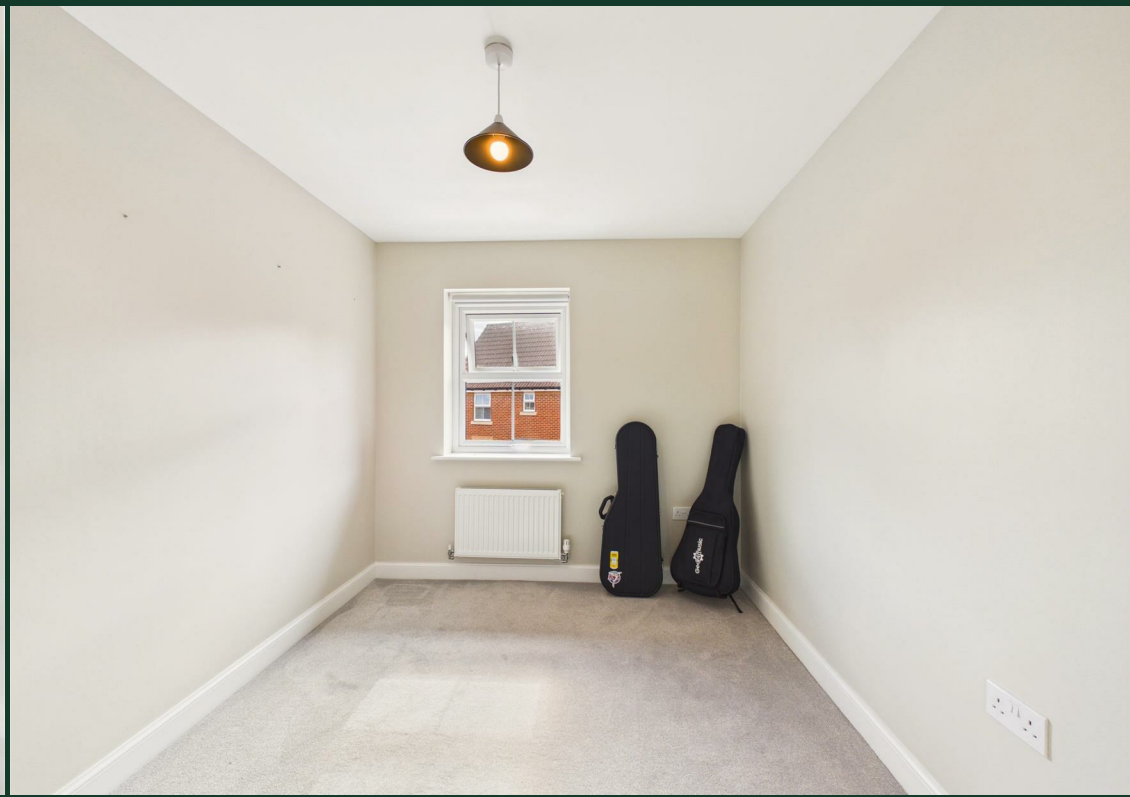
TENURE.
We understand that the property is Freehold. This should be clarified by your legal representative.

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







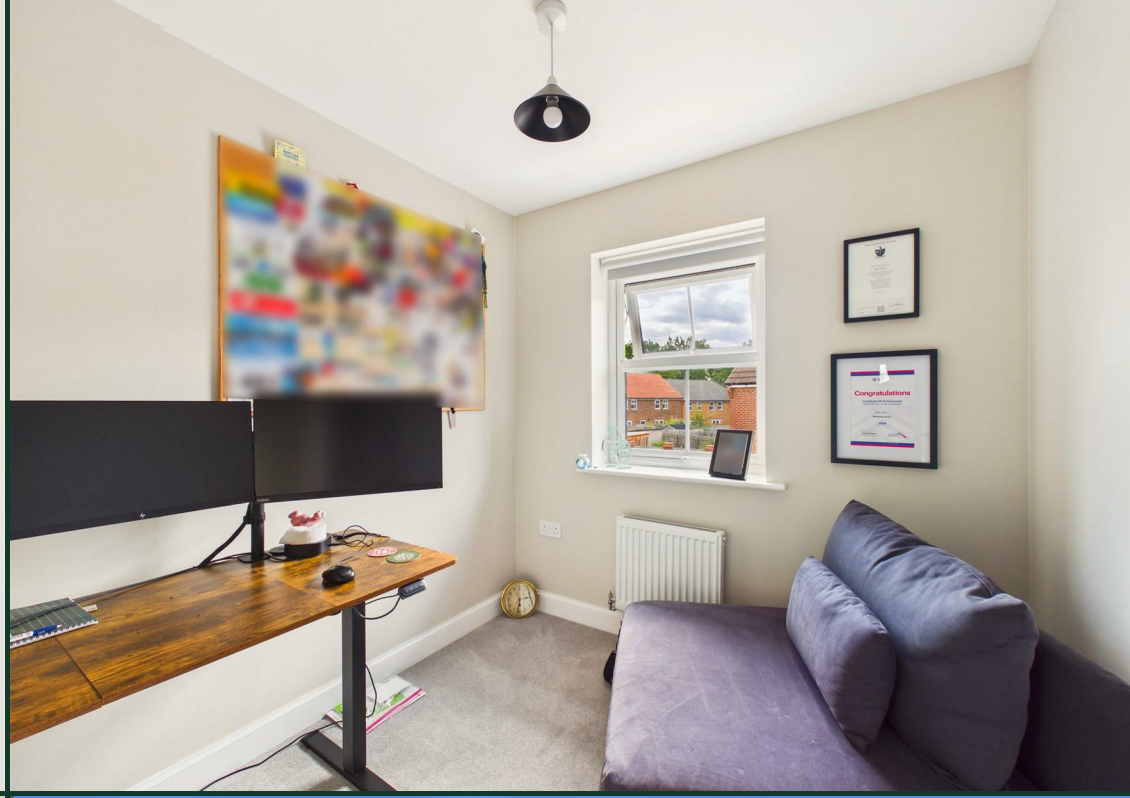


out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed 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.

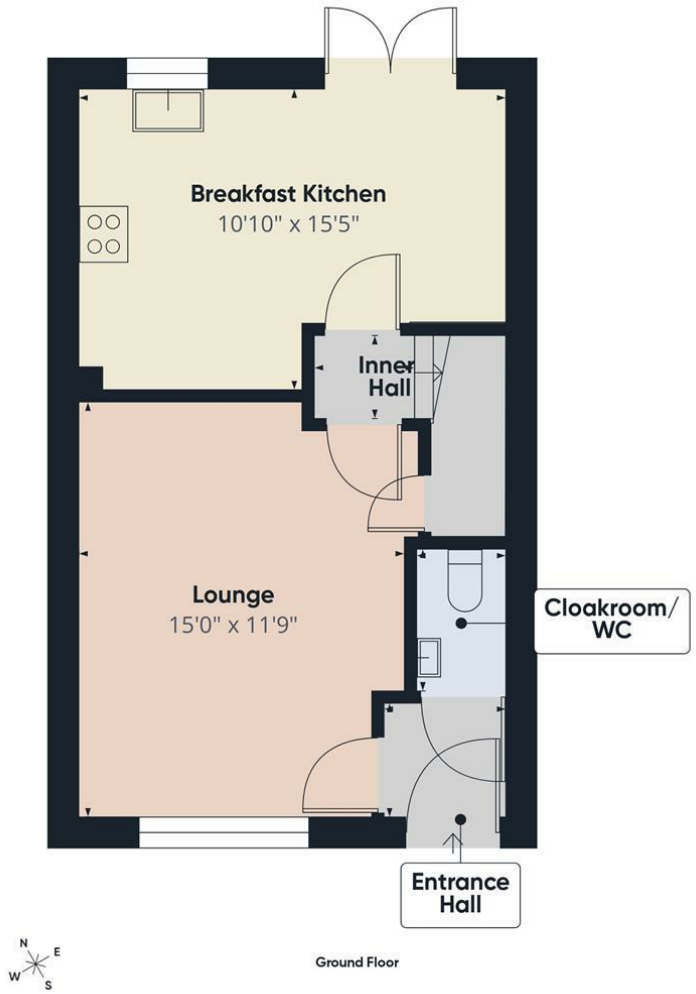
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract),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



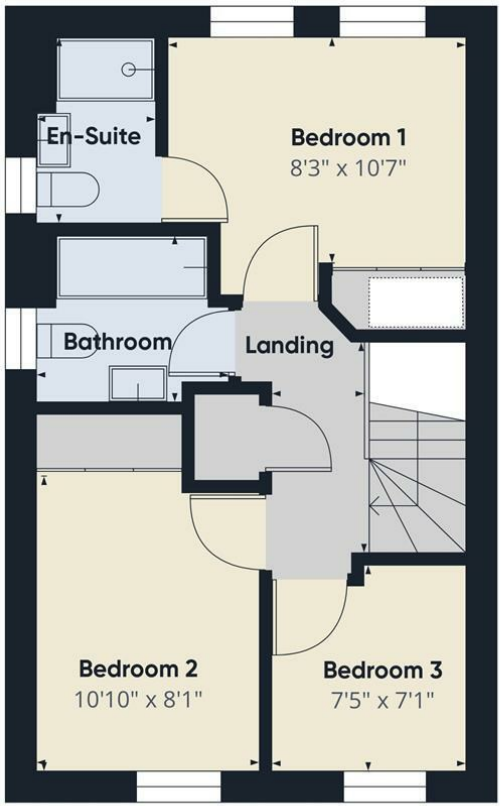

Congratulations







Ground Floor



First Floor

Approximate total area[1]

753 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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