

Cherry Avenue, Hessle, HU13 0QT

Offers Over £225,000

Philip Bannister

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Key Features

- Superb 3 Bedroom Semi-Detached Home
- Great Location, Close To Amenities
- Entrance hall, Cloakroom/w.c.
- Lounge, Dining kItchen
- Three bedrooms, Bathroom
- Gardens Front & Rear, Drive & Garage.
- Early Viewing Is A Must
- EPC-C

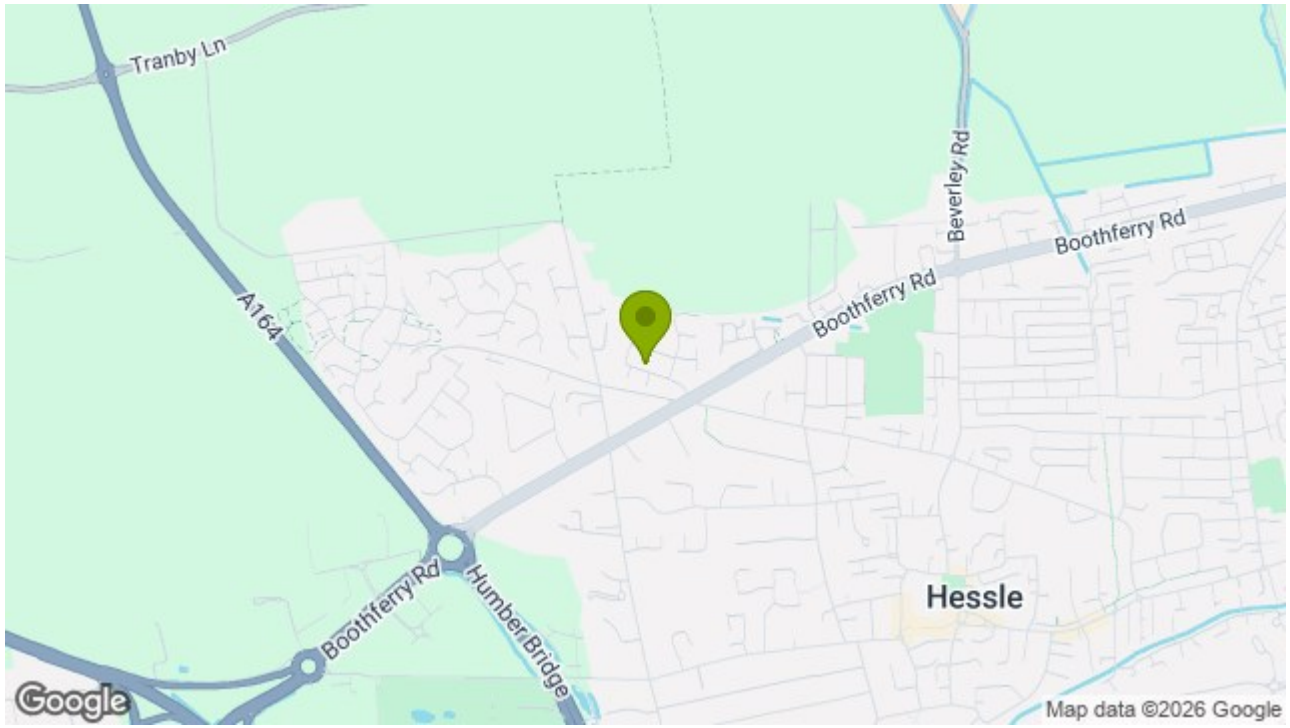
Situated on the popular Linden Homes site off Boothferry Road Hessle, this impressive three-bedroom semi-detached property offers stylish modern living combined with generous and well-presented accommodation throughout.

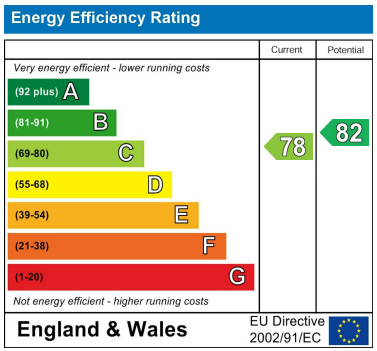
The property boasts an entrance hall, cloakroom/w.c. a spacious and welcoming lounge, a modern and well-appointed kitchen, and three well-proportioned bedrooms, and family bathroom, making this an ideal home for a range of buyers.

Externally, the property benefits from a private side driveway providing ample off-street parking, leading to a detached garage. To the rear is a beautifully maintained garden, offering a peaceful and private setting that is perfect for relaxing, entertaining or enjoying outdoor space.

Ideally positioned close to Hessle's excellent range of local amenities, schools and transport links, this is a fantastic opportunity to acquire a wonderful home in a highly desirable location.

Early viewing is highly recommended to fully appreciate the quality, space and location this property 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

ENTRANCE HALL
A welcoming entrance hall providing access to the accommodation.

CLOAKROOM/W.C.
With double glazed window to the front elevation, low flush WC and a wash hand basin.

LOUNGE
A generous living space with double glazed window to the front elevation

DINING KITCHEN
Superb dining kitchen with a range of base and wall units, laminated work surfaces, sink unit and a tiled splashback. Integrated appliances include a Gas Hob, Electric Oven, Extractor Hood, Fridge/Freezer, Automatic Dishwasher and a Washer/Dryer. Further benefitting from under-counter lighting, window to the rear elevation, ample dining space, under-stairs cupboard and French doors to the rear.

FIRST FLOOR

LANDING
with access to roof void.

BEDROOM 1
A bedroom of double proportions with double glazed window to the front elevation.

BEDROOM 2
A bedroom of double proportions with a double glazed window to the rear elevation.

BEDROOM 3
A bedroom of single proportions with a double glazed window to the front elevation

BATHROOM
A three piece white suite comprising a panelled bath with overhead shower, low flush WC and a wash hand basin., splash back tiling and a double glazed window to the rear elevation.

OUTSIDE
To the front of the property is a small garden area, and a private side drive providing ample off-street parking which leads to a brick built garage with up and over door.. To the rear is a lawn garden with patio area 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 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.

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.

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.

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.











Approximate total area[1]

784 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.

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