



Acorn Way, Hessle, HU13 0TB

£275,000





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Platinum Collection

## **Acorn Way, Hessle, HU13 0TB**

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A well presented four bedroom detached family house with gas central heating, double glazing and situated on the popular Tranby Park Meadows development off Jenny Brough Lane in Hessle. The property briefly comprises entrance hall, lounge, dining area, fitted kitchen, utility room, cloakroom/w.c., landing, four bedrooms (master with en-suite), family bathroom, gardens front and rear driveway and garage, which part has been converted into a separate sitting/entertaining area. The property must be viewed early to avoid any disappointment.





# Acorn Way, Hessle, HU13 0TB

## Key Features

- Excellent Location
- Four Bed Detached House
- Gas Central Heating, D/glazing
- Ent Hall, Lounge, Dining AreaFitted Kitchen, Utility, Cloakroom/w.c.
- Master Bed with Ensuite
- Family Bathroom
- Gardens Front and Rear



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## 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

with double glazed door, radiator and stairs to first floor.

## LOUNGE

13'5 x 13'4 max measurements (4.09m x 4.06m max measurements)

with two double glazed windows to the front and side elevation, feature fireplace, electric fire, laminate flooring, radiator, under stairs cupboard and arch to:-

## DINING AREA

9'1 x 8' (2.77m x 2.44m)

with double glazed french doors onto the rear garden, laminate flooring and radiator.

## BREAKFAST KITCHEN

9'1 x 12' (2.77m x 3.66m)

with a range of base and wall units, drawers, laminate work surfaces, stainless steel sink unit, gas hob, electric oven, extractor hood, wine rack, splash back tiling, tiled floor, plumbing for dishwasher, radiator and double glazed window to rear elevation.

## UTILITY ROOM

4'10 x 4'10 (1.47m x 1.47m)

with a range of base units, laminate work surfaces,

plumbing for automatic washing machine, tiled floor, heated towel rail boiler and double glazed door.

## CLOAKROOM/W.C.

with two piece white suite, comprising w.c., wash hand basin with vanity beneath, splash back tiling, tiled floor, and double glazed window to the side elevation.

## SITTING ROOM

12'7 x 8' (3.84m x 2.44m)

with concealed lighting

## LANDING

with access to boarded loft area with pull down ladder.

## BEDROOM 1

11'5 max measurements x 13'4 (3.48m max measurements x 4.06m)

with double glazed window to the front of the property, radiator and storage cupboard housing water tank.

## EN-SUITE SHOWER ROOM

5'2 x 5'9 (1.57m x 1.75m)

with three piece suite, comprising shower in cubicle, wash hand basin with vanity beneath, w.c., radiator, tiled floor, half tiled to walls and double glazed window to the front elevation.

## BEDROOM 2

9'7 from front of wardrobes x 9'4 (2.92m from front of wardrobes x 2.84m)

with double glazed window to the rear elevation, laminate flooring, built in wardrobes, radiator.

## BEDROOM 3

11' plus recess x 8' (3.35m plus recess x 2.44m)

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

## BEDROOM 4

8'9 max measurement x 6'8 from front of wardrobes (2.67m max measurement x 2.03m from front of wardro)

with double glazed window to the rear elevation, radiator, built in wardrobe and dressing table unit.

## FAMILY BATHROOM

6'2 x 6'10 (1.88m x 2.08m)

with a three piece white suite, comprising panelled bath, shower above and glazed screen, wash hand basin with vanity beneath, w.c., half tiled, tiled floor, heated towel rail and double glazed window to the rear elevation.

## EXTERNAL

Outside are gardens to the front and rear, the front is mainly laid to lawn with flower and shrub borders, hedging forming boundary and driveway to garage which is currently been used as a sitting room. To the rear is a lovely laid to lawn garden with flower and shrub borders, patio area, summerhouse/hobby unit with electrics and fence 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 E . (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**

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

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## **AGENTS NOTES (continued)**

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 NTSEAT 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. CTL Three Ltd £142.40 Typical Conveyancing Referral Fee Move With Us Ltd £126.25. Bridge McFarland LLP £100 Quality Solicitors Locking £100



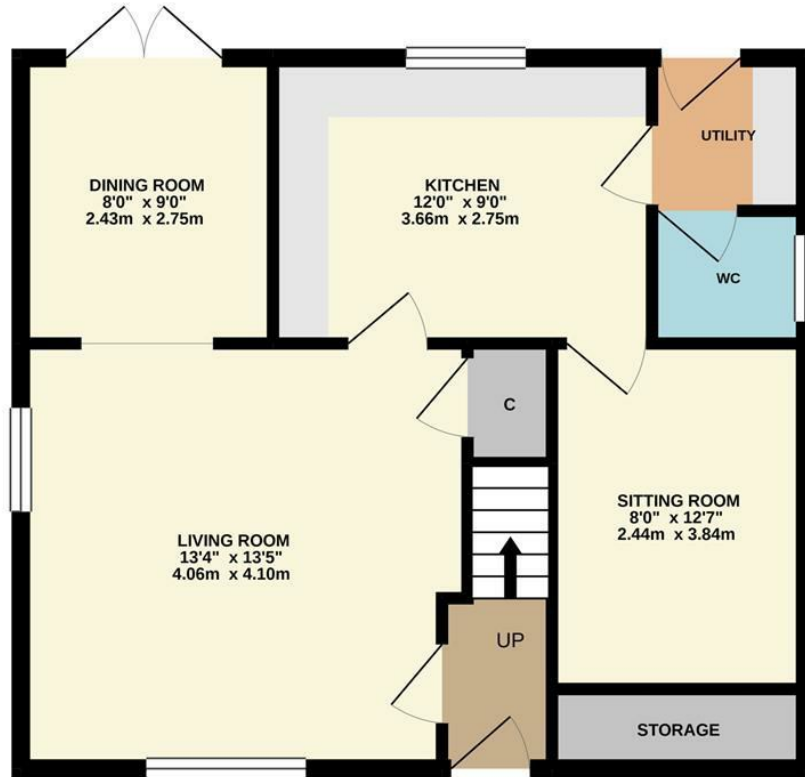








GROUND FLOOR



1ST FLOOR



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

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