



First Lane, Hessle, HU13 9EA  
Offers Over £90,000

Philip  
**Bannister**  
Estate & Letting Agents



# First Lane, Hessle, HU13 9EA

We are delighted to offer this extended Two bedroom cottage with the benefit of gas central heating & PVC double glazing, the property briefly comprises, entrance Through Lounge incorporating dining area, Kitchen, bathroom and small front forecourt and rear paved garden. This excellent property must be viewed early and is offered with no chain involved.

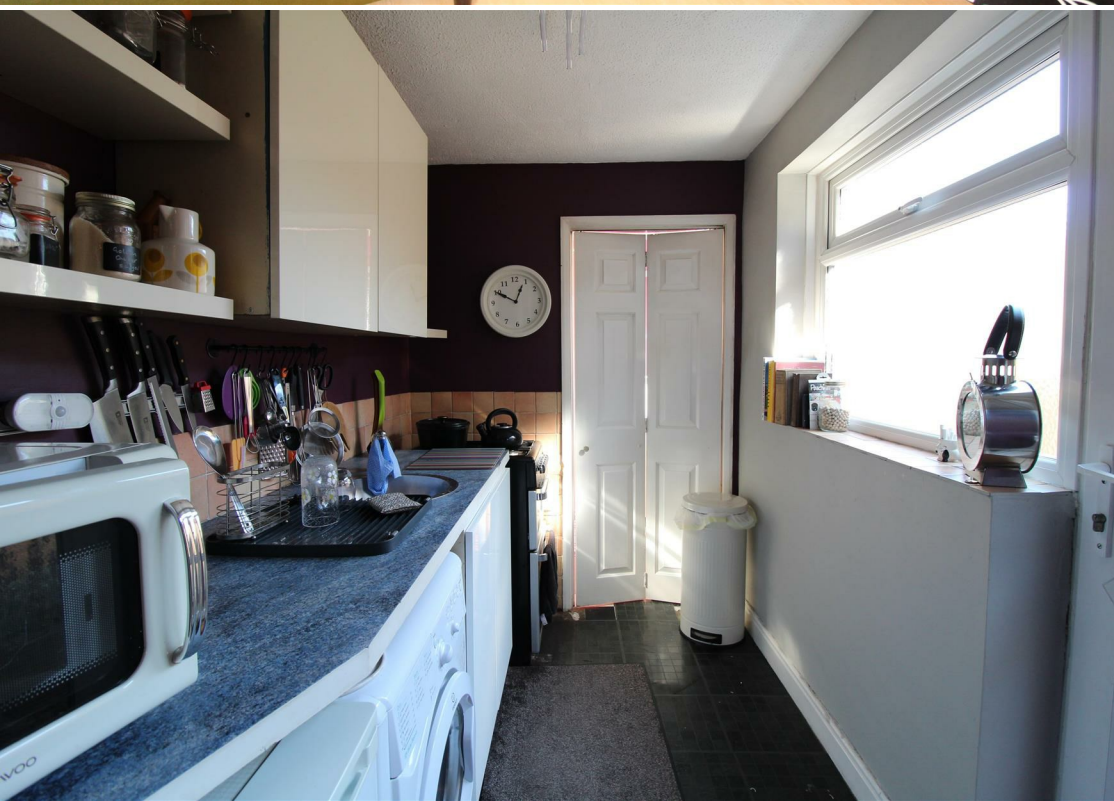
## Key Features

- Mid Terrace Cottage
- Gas C/heating, D/Glazing
- Through Lounge/dining area
- Kitchen, Bathroom
- Two Bedrooms
- Excellent Location
- No Chain Involved

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 PORCH

with double glazed entrance door.

## THROUGH LOUNGE INCORPORATING DINING AREA

23'6 x 11'1 (7.16m x 3.38m)

with two double glazed windows to the front and rear elevation, gas fire, radiator and stairs to first floor

## KITCHEN

8'11 x 5'6 (2.72m x 1.68m)

with base units, work surfaces, sink unit, gas cooker point, double glazed window to the side elevation

## BATHROOM

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

with two piece white suite, comprising panelled bath, wash hand basin, double glazed window to side elevation.

## W.C.

2'5 x 5'6 (0.74m x 1.68m)

with w.c, and double glazed window to the side elevation

## LANDING

## BEDROOM 1

10'4 x 11'1 (3.15m x 3.38m)

with double glazed window to front elevation, radiator.

## BEDROOM 2

12'10 x 7'5 plus extra recess area (3.91m x 2.26m plus extra recess area)

with double glazed window to the rear elevation, radiator, built in wardrobe housing boiler, and access to roof void.

## EXTERNAL

Outside to the front of the property is a forecourt area and to the rear is a small paved garden area

## 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 A. (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 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.

## 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.

## AGENTS NOTES (continued)

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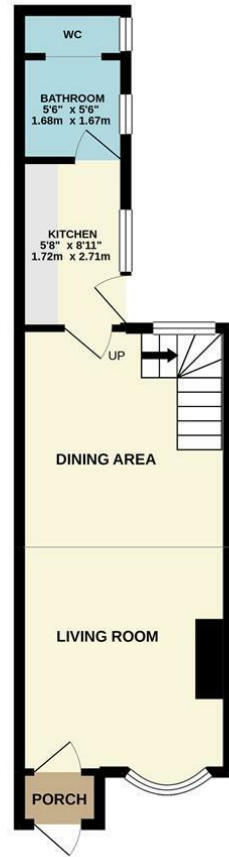
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip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

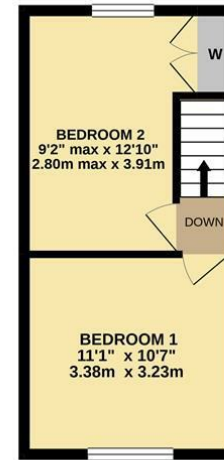




GROUND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR  
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA: 623 sq.ft. (57.9 sq.m.) approx.

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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