



11 The Willows, Hesse

Offers Over £70,000

A lovely ground floor apartment which must be viewed early to avoid any disappointment.

INTRODUCTION

A lovely ground floor apartment which must be viewed early to avoid any disappointment and is offered with no chain involved, The property has double glazing, electric heating and briefly comprises entrance hall, lounge, breakfast kitchen, bedroom and bathroom. Outside is an allocated parking space.

LOCATION

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.

LOUNGE 16'2 x 11'2 (4.93m x 3.40m)

With double glazed window to front front elevation, electric heater.

KITCHEN 9' x 11'2 (2.74m x 3.40m)

With a range of base and wall units, laminate work surfaces, stainless steel sink unit, electric oven and hob, extractor hood, plumbing for automatic washing machine,

vinyl floor covering and double glazed window to rear elevation.

BEDROOM 9'10 x 12'6 (3.00m x 3.81m)

With double glazed window to rear elevation and electric heater.

BATHROOM 6'7 x 5'7 (2.01m x 1.70m)

With three piece white suite, comprising panelled bath with shower above and glazed shower screen, wash hand basin, w.c., fully tiled to walls and double glazed window to front elevation.

OUTSIDE

Allocated parking space.

GENERAL INFORMATION

SERVICES - Mains water, electricity and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a Electric heating system.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - The property lies within Band B (East Riding Of Yorkshire)

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.

AGENTS NOTE

The agents 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.

The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floor plans detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale.

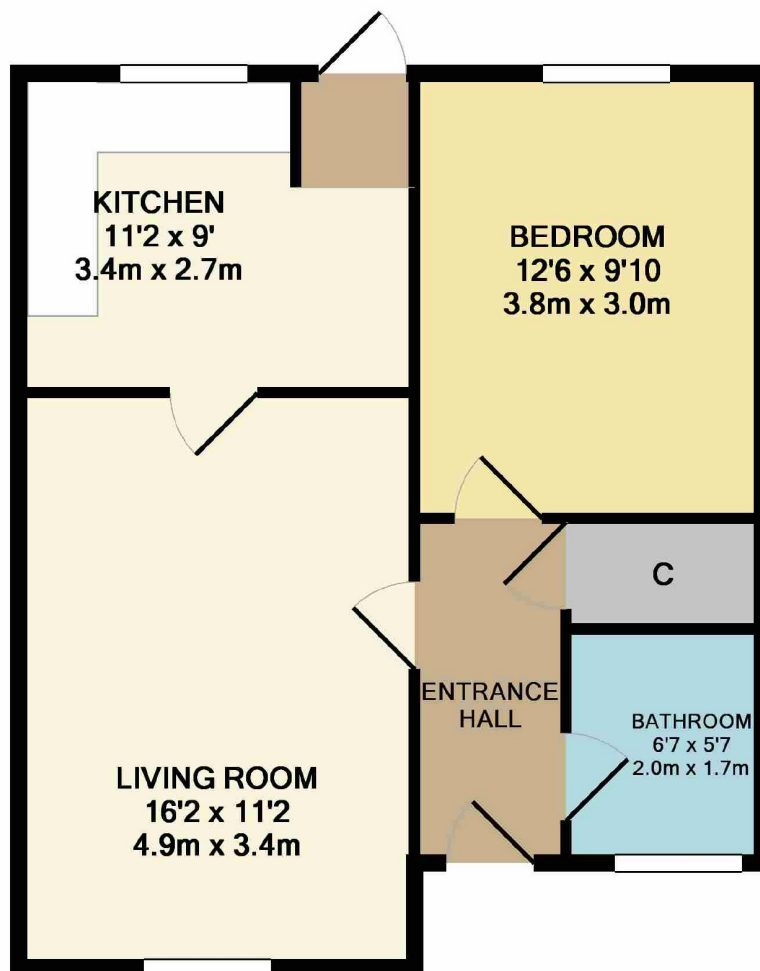
Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.

VIEWING

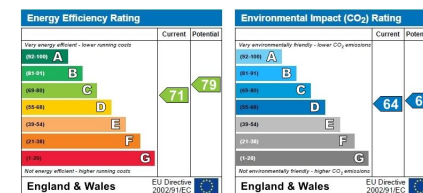
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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