



40a Marlborough Avenue, Hesse

Offers Over £330,000

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INTRODUCTION

A rare opportunity has arisen to purchase this 4 bedroom detached dormer bungalow situated on the popular Marlborough Avenue on the west side of Hessle. The property is offered with no chain involved and must be viewed early to not miss out on this opportunity. The property has gas central heating, double glazing, and briefly comprises entrance porch and hall, cloakroom/w.c., lounge, dining room, study, kitchen, utility area, bedroom, en suite shower room, landing, three further bedrooms, bathroom, sauna, gardens front and rear driveway and garage with electronic door. The property is offered with no chain involved.

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 PORCH

With double glazed patio door, tiled floor and door to:

ENTRANCE HALL 16'5 x 7'2 widening to 19'2 (5.00m x 2.18m widening to 5.84m)

With glazed door and screen to side, radiator and staircase to first floor.

CLOAKROOM/W.C

With two piece suite, wash hand basin, w.c.,

LOUNGE 16'2 x 15'10 (4.93m x 4.83m)

With double glazed french door to the front elevation and double glazed screens to side, shelving, radiator, gas fire

DINING ROOM 12'8 x 9'6 (3.86m x 2.90m)

With double glazed patio doors, radiator.

STUDY 12'5 x 6'10 (3.78m x 2.08m)

With double glazed window to front elevation, radiator and shelving.

BREAKFAST KITCHEN 12'8 X 12'11 (3.86m X 3.94m)

With a range of base and wall unit, laminate work surfaces, drawers, stainless steel sink unit, electric oven and hob, extractor hood, built in microwave, built in dishwasher, built in fridge, splash back tiling, inset lights, vinyl floor covering, radiator and double glazed window to rear elevation.

UTILITY AREA 12'8 x 4'7 (3.86m x 1.40m)

With laminate work surfaces, base units, plumbing for automatic washing machine, boiler, radiator, vinyl floor covering, double glazed window to side elevation and double glazed door to the rear garden

BEDROOM 1 15'10 x 11'9 (4.83m x 3.58m)

With two double glazed windows to rear and side elevation, radiator, Built in wardrobes,



bedside cabinets and dressing table unit,

ENSUITE SHOWER ROOM 4'3 x 9'9 (1.30m x 2.97m)

With three piece suite, comprising shower cubicle, wash hand basin, w.c., radiator, wood effect clad to walls and double glazed window to side elevation.

LANDING

With storage cupboard, access to roof void and velux window.

BEDROOM 2 8'6 x 11'10 (2.59m x 3.61m)

With double glazed window to rear elevation, built in wardrobes, dressing table unit, radiator.

BEDROOM 3 11'9 max measurements x 11'5 max measurements (3.58m x 3.48m max measurements)

With double glazed window to rear elevation, built in wardrobes, radiator.

BEDROOM 4 10'3 x 15'3 (3.12m x 4.65m)

With three double glazed windows two to the front and one to side elevations, radiator.

BATHROOM 11'9 x 7'1 (3.58m x 2.16m)

With four piece suite, comprising panelled bath, shower in cubicle, wash hand basin, w.c, fully tiled, radiator and double glazed window to rear elevation.

SAUNA 7'10 x 3'10 (2.39m x 1.17m)

With wood effect clad to walls.

OUTSIDE

To the front of the property is a pleasant lawn garden with flower and shrub borders, trees

and shrubs, and side driveway offering multiple parking leads to garage with electric roller door. To the rear is a paved garden for ease of maintenance, with raised flower beds, shed and fence forming boundary.

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 - The property lies within Band E (East Riding Of Yorkshire Council)

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 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.

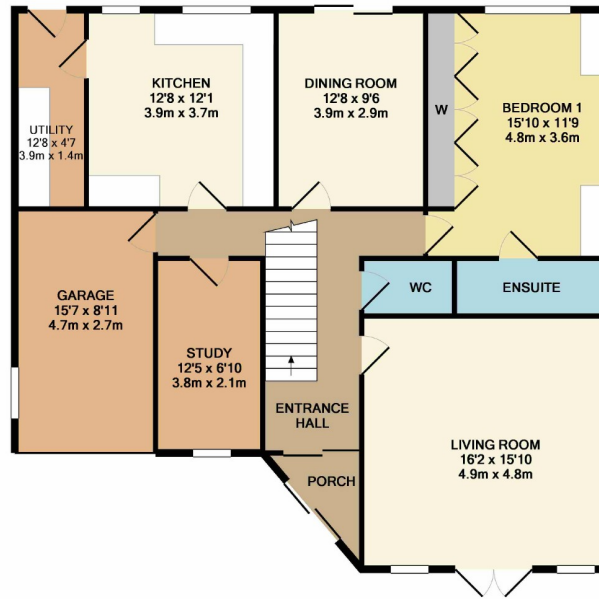
These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.

VIEWINGS

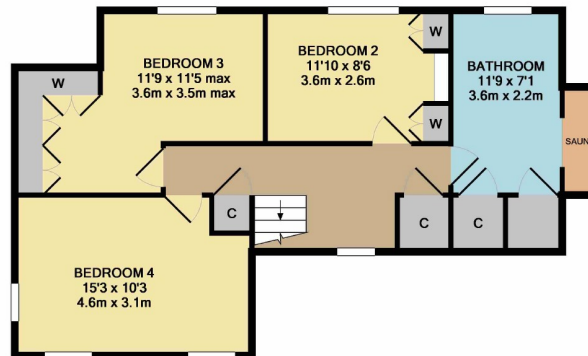
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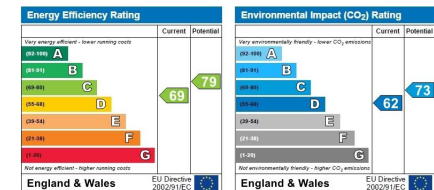


GROUND FLOOR



1ST FLOOR

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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