



114 Cottesmore Road, Hessele
Offers Over £150,000

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INTRODUCTION

Excellent mid terraced house in a popular area of Hessle which must be viewed early to avoid any disappointment. The property has the benefit of gas central heating system and double glazing and briefly comprises entrance hall, lounge, dining area, fitted kitchen, landing, 3 bedrooms, bathroom, gardens front and rear and 10' access.

LOCATION

ENTRANCE HALL

With double glazed door, wood flooring, radiator and stairs to first floor.

THROUGH LOUNGE/DINING AREA 25'6 into bay x 11'5 x 17'1 (7.77m into bay x 3.48m x 5.21m)

Lounge - with double glazed angle bay window to front elevation, feature fireplace, gas fire, radiator and arch to:-

DINING AREA

With double glazed french doors, radiator and understairs cupboard.

FITTED KITCHEN 12'4 x 6'5 (3.76m x 1.96m)

With a range of base and wall units, laminate work surfaces, sink unit, gas hob, electric oven, extractor hood, breakfast bar, plumbing for automatic washing machine and dishwasher, 3 double glazed windows to the side and rear and double glazed door.

LANDING

With access to roof void.

BEDROOM 1 14'9 into bay x 10'10 (4.50m into bay x 3.30m)

With double glazed angle bay window to front elevation, radiator and built in wardrobes.

BEDROOM 2 10'4 x 9'8 from front of wardrobes (3.15m x 2.95m from front of wardrobes)

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

BEDROOM 3 7'7 x 5'10 (2.31m x 1.78m)

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

BATHROOM 6'9 x 5'10 (2.06m x 1.78m)

With three piece white suite, comprising panelled bath with shower over bath, shower screen, pedestal wash hand basin, w.c., fully tiled, , vinyl floor covering, double glazed window to rear elevation.

OUTSIDE

Outside to the front of the property is a pebbled garden for ease of maintenance with path and brick walling forming boundary with gate. To the rear is a well established lawn garden with flower and shrub borders, patio area, pebbled seating area and a garage which is accessible via 10' access.

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 B (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 Licenced 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.

VIEWING

Strictly by appointment with the sole agents

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.

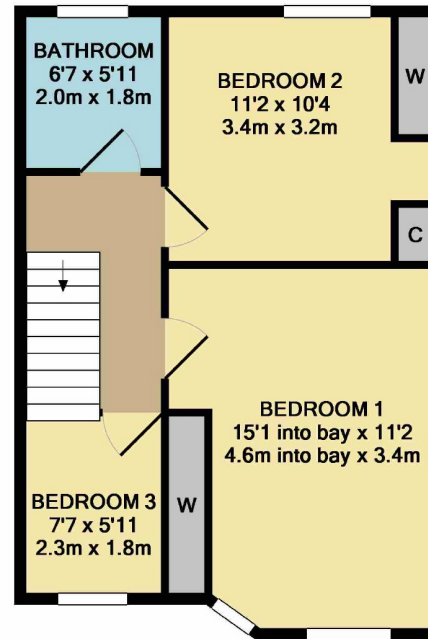
The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floor plans detailed are for identification purposes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



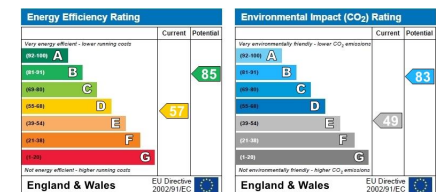


GROUND FLOOR



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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