

# staniford grays



Flat 2, 10a Crossfield Road, Hessle, HU13 9DA

£94,950





# Flat 2, 10a Crossfield Road

Hessle, HU13 9DA

- WELL POSITIONED APARTMENT
- CONVENIENT SETTING
- MODEST SERVICE CHARGE AND GROUND RENT
- VIEWING ADVISED
- 2 BEDROOMS
- SMART PRESENTATION
- IDEAL FOR FIRST TIME BUYERS AND DOWNSIZERS

FIRST FLOOR APARTMENT WITH OWN DEDICATED ENTRANCE.

Presented to the market and offered for sale is this ready to move in, first floor apartment offering two bedrooms, with accommodation almost 550 sq. ft in size.

This development of just 4 apartments offers good proximity to Hessle centre with services and amenities remaining a short distance walk away.

Parking to the secure rear also exists all within a discreet corner plot location. The versatile living space comprises; apartment entrance with a staircase to the first floor level, inner hallway with storage cupboard, bright and spacious reception lounge, kitchen, two bedrooms and bathroom also feature.

Ideal for applicants looking for affordable Hessle living. Available for immediate inspection via the sole selling agent Staniford Grays.



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## GROUND FLOOR ENTRANCE

Offering a dedicated ground floor entrance, with uPVC double glazed window, return staircase leading to first floor level.

## FIRST FLOOR LANDING

4'2" x 8'7" (1.29 x 2.62)

Landing and an inner landing, with storage cupboard also housing meters. With access provided to reception space and bedroom accommodation.

## RECEPTION LOUNGE

11'6" x 9'10" (5.04 x 3.01)

Being open plan, with uPVC double glazed window to the immediate front facing outlook, a central focal point provided via electric fire insert, room is suitably sized to accommodate furniture suite and dining table, folding door through to...

## KITCHEN

6'4" x 8'6" (1.94 x 2.60)

With uPVC double glazed window to the front elevation, fitted with a range of traditionally styled wall and base units, complementary work surfaces, 1.5 bowl sink and drainer, tiling to splashbacks, inbuilt electric oven, space an provision for a number of white goods, plumbing for washing machine and space for tumble dryer and fridge freezer, wall mounted combination boiler, laminate to floor coverings.

## BEDROOM ONE

11'2" x 9'11" (3.42 x 3.03)

Of double bedroom proportions, wardrobe with a range of hanging space and shelving, space for freestanding bedroom furniture.

## BEDROOM TWO

6'7" x 8'6" (2.02 x 2.61)

With uPVC double glazed window to the rear, could be used as a second bedroom or home office, with built-in storage cupboard.

## BATHROOM

6'1" x 5'4" (1.86 x 1.64)

Neutrally appointed with three piece white suite, incorporating bath with wall mounted showerhead and console, low flush w.c, pedestal wash hand basin, neutral tiling to splashbacks, uPVC privacy window to the side elevation.

## OUTSIDE

The subject dwelling forms part of a limited scheme of just four apartments, being well positioned within close proximity to Hessle village centre. The building itself occupies a corner position on Crossfield Road, being well screened from the front perimeter boundaries with herbaceous planting and shrubbery, gated access is provided to the property entrance with secure parking to the rear.



#### **LEASEHOLD DETAILS**

This leasehold property has 949 years remaining on the lease (999 years from 6th February 1976).  
Service charge is £88 per calendar month.  
Ground rent is £10 per year.  
(Information correct as of March 2026)

#### **FIXTURES AND FITTINGS**

Various quality fixtures and fittings may be available by separate negotiation.

#### **SERVICES**

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'A'.

#### **TENURE**

We understand the Tenure of the property to be Leasehold with Vacant Possession on Completion.

#### **VIEWING**

Strictly by appointment via sole selling agent, Staniford Grays.  
Website- Stanifords.com Tel: (01482) 631133  
E-mail: swansales@stanifords.com

#### **WEBSITES**

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

#### **MORTGAGE CLAUSE**

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

#### **PROPERTY PARTICULARS-DISCLAIMER** PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."  
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### **MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

#### **FEES**

The agent confirms that vendors and prospective purchasers may 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. For full details please contact the selling agent.



Relax

**TOILET RULES**  
1. If you left it up... Put it down  
2. If it runs out... Recharge it  
3. If you walk in... Clean it up  
4. If you've finished... Flush it  
5. If it leaks... Spray it  
P.S. Gotta read closer  
It says the cleaner  
than you are!

## Floor Plans



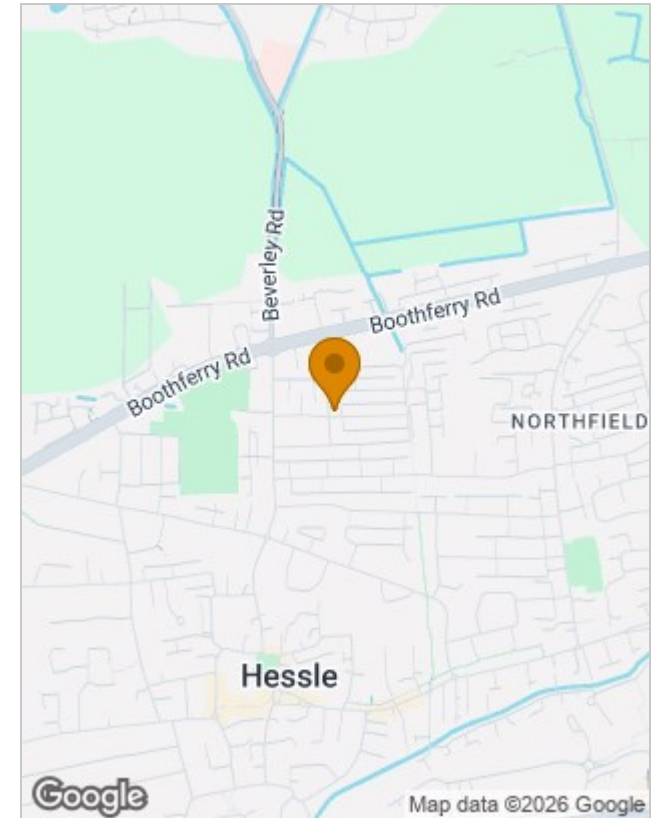
## Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 West End, Swanland, HU14 3PE  
 Tel: 01482 631133 Email: swansales@stanifords.com

## Location Map



## Energy Performance Graph

