

**staniford**  
grays



Flat 4, 10A Crossfield Road, Hessle, HU13 9DA

£99,950





# Flat 4, 10A Crossfield Road

Hessle, HU13 9DA

- FULLY MODERNISED APARTMENT
- TWO BEDROOMS
- CONVENIENT HESSLE SETTING
- NO ONWARD CHAIN
- VIEWING ADVISED
- LOW SERVICE CHARGE AND GROUND RENT
- SMART PRESENTATION
- OFF STREET PARKING TO THE BLOCK
- OPEN PLAN LIVING

FULLY MODERNISED APARTMENT WITH OWN DEDICATED ENTRANCE.

Presented to the market and offered for sale is this modern styled, first floor apartment offering two bedrooms with a spacious layout including accommodation in excess of 600 sq. ft.

The apartment on offer benefits from a modern interior creating a versatile layout for a range of applicant profiles with inspection invited to acknowledge the ready to move in condition. The 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 deep storage cupboard, bright and spacious reception lounge open plan to a dining area leading through to the contemporary styled kitchen. Two Bedrooms and a well appointed shower room also feature.

Ideal for applicants looking for affordable Hessle living. No Onward Chain and available for immediate inspection.



£99,950



## ENTRANCE

Dedicated access to this first floor apartment, accessed via contemporary style composite entrance door with glazed insert. A welcoming entrance via return staircase to first floor landing, with uPVC double glazed window, deep storage cupboard and access through to open plan reception lounge/dayroom/kitchen.

## LOUNGE

Suitably sized to accommodate furniture suite and dining table, enjoying good levels of natural daylight via uPVC double glazed windows to the front elevation. 9'10" x 17'3" (3.02 x 5.27)

## KITCHEN

With uPVC double glazed window to front, offering contemporary styling throughout with a range of matt black wall and base units with contrasting deep copper effect work surfaces and complementary upstands, black ceramic sink with feature black mixer tap, hob, low level oven, integrated fridge freezer, plumbing for washing machine, inset spotlights to ceiling. 9'4" x 6'9" (2.85 x 2.07)

## INNER HALLWAY

Leads through to...

## BEDROOM ONE

Of an excellent size with fitted sliding storage wardrobes, uPVC double glazed window to rear. 10'0" x 13'7" (3.05 x 4.15)

## BEDROOM TWO

With uPVC double glazed window to the rear, has potential to be used as a dedicated second bedroom or home office. 8'7" x 6'7" (2.64 x 2.02)

## SHOWER ROOM

Immaculately appointed throughout with contemporary sanitaryware incorporating recessed shower tray with full height glazed shower screen, rainfall showerhead, electrical control point for shower, inset basin to vanity unit, low flush w.c, large format tiling to splashbacks and partial wallcoverings, uPVC privacy window to the side elevation. 6'0" x 6'0" (1.85 x 1.85)



#### **OUTSIDE**

The refurbished apartment offers ready to move in living, having been completed to the highest of internal standards, offering a corner plot position in the convenient residential neighbourhood of Crossfield Road, with Hessle village centre remaining a short distance walk away. The property is well screened from the front boundary perimeter by herbaceous planting and shrubbery, with gated access to the dedicated entrance, being solely used by the subject apartment. Secure parking exists to the rear, with further communal areas also.

#### **AGENTS NOTE**

Lease Term remaining is 949 years (999 years lease from 6/02/1976)  
Service charge is £88 p.c.m.  
Ground rent of £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, 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

#### **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.

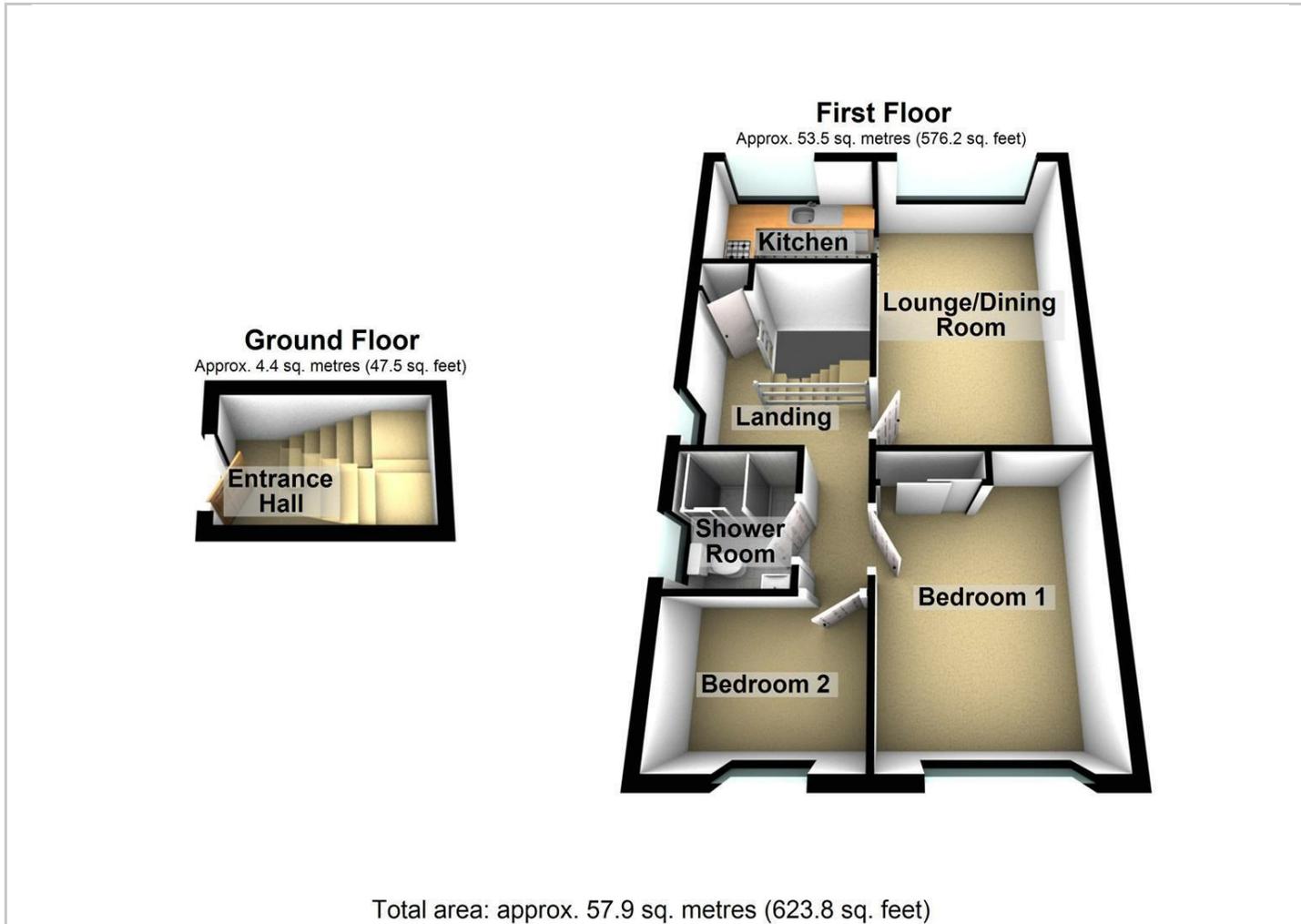
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



## Floor Plans



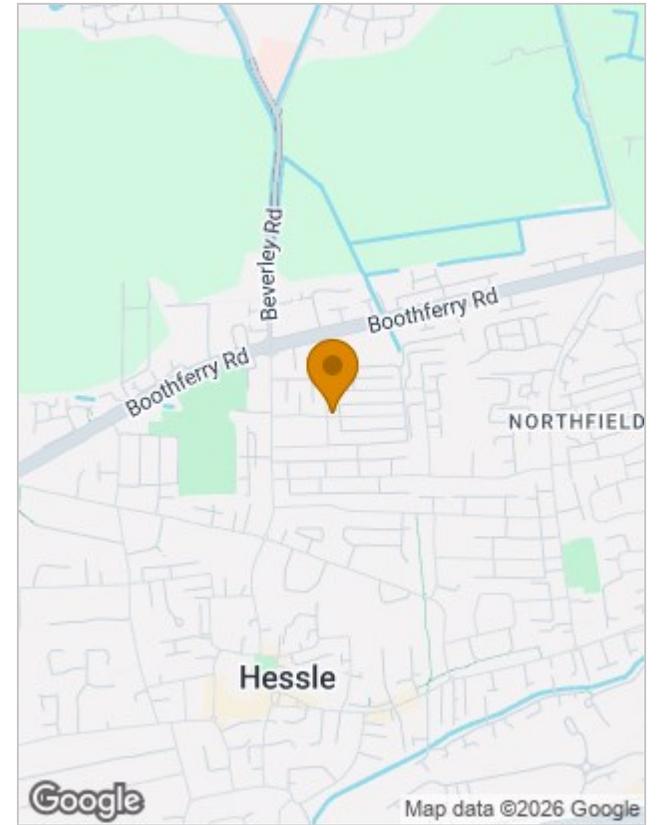
## Viewing

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.

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## Location Map



## Energy Performance Graph

