



45 Danes Drive, Hessle, HU13 0BN

Offers In The Region Of £147,500



*** Super Three Bedroom Property in Hessle ***

A Real Project with Great Potential - Offers Invited ***

Generous Sized Rooms with Gardens Front and Rear ***

Description



The property briefly comprises of ... Entrance Hall, Ground Floor W/C, Hallway, Kitchen Diner, Lounge, Stairs to First Floor Landing, Bedrooms One, Two and Three, Family Bathroom.

Externally the property boasts generous sized Rear and Front Gardens.

The property benefits from replacement kitchen units, recently fitted carpets and painting throughout.

Entrance Hall

UPVC double glazed front door leading into the Entrance Hall, doors leading to Ground Floor W/C and Kitchen, wall mounted radiator and stairs to First Floor Landing.

Ground Floor W/C

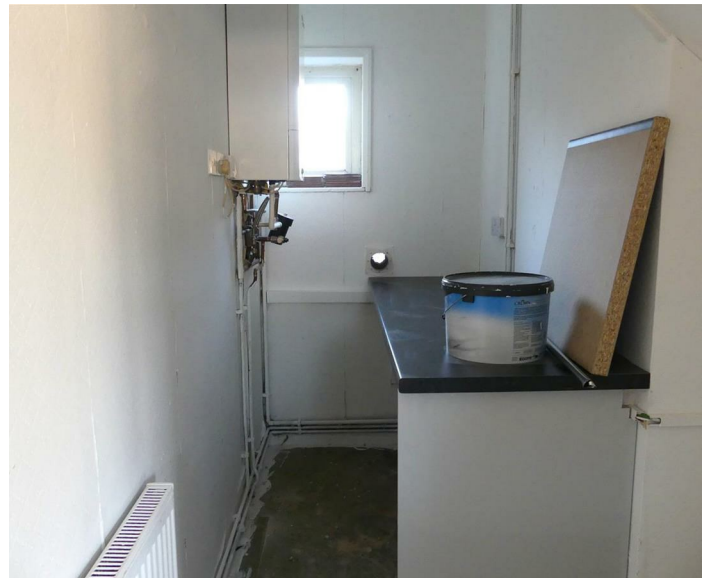
UPVC double glazed window to front aspect, low level flush W/C and wash hand basin.

Kitchen/Diner 15'5" x 8'6" (4.7 x 2.6)



UPVC double glazed window and french doors to rear aspect, range of wall and base units, partial wall tiling, range cooker and overhead extractor fan (both included) space for fridge freezer. Wall mounted radiator and door leading into Lounge, further access into Utility Room.

Utility Room



UPVC double glazed window to front aspect. Access from the kitchen, under-counter space and plumbing for a washing machine and tumble dryer. Wall mounted Gas Central Heating Boiler and radiator.

Lounge 18'0" x 10'5" into recess (5.5 x 3.2 into recess)

Dual aspect UPVC double glazed windows, feature fire surround and wall mounted radiator.

First Floor Landing

Doors leading to all first floor rooms.

Bedroom One 15'5" x 8'10" into recess (4.7 x 2.7 into recess)



UPVC double glazed window to front elevation, storage cupboard and wall mounted radiator.

Bedroom Two 12'5" x 8'6" (3.8 x 2.6)



UPVC double glazed window to rear elevation and wall mounted radiator.

Bedroom Three 12'1" x 5'6" (3.7 x 1.7)



UPVC double glazed window to front elevation and wall mounted radiator.

Family Bathroom

UPVC double glazed window to rear elevation, white bathroom suite with bath, pedestal wash basin, low level flush W/C and wall mounted radiator.

Rear Garden

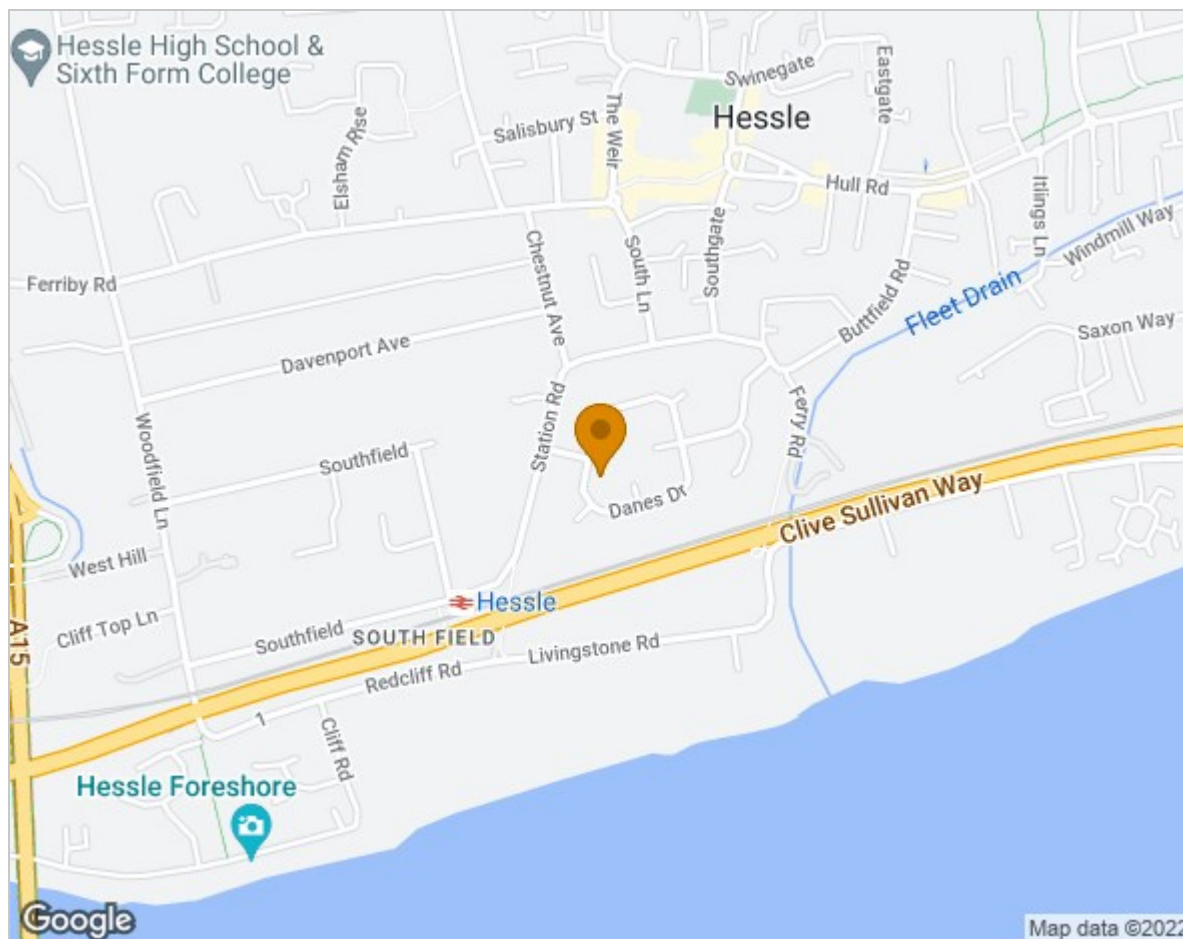



With access slope from the rear of the property, fenced to boundaries with side access gate leading to the front garden. A real blank canvass for the new owner.

Front Garden

With hedges and fencing to boundaries, pathway leading to the property entrance and side access gate leading to Rear Garden. Some shrubs and trees, mainly laid to lawn.

Council Tax Band - A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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