



3, The Briars,  
Hessle, HU13 9BE  
£289,950



## ABOUT THE PROPERTY

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The Briars presents an exceptional opportunity for those seeking a spacious family home. This delightful house boasts four well-proportioned bedrooms, providing ample space for family living or accommodating guests. The property features two inviting reception rooms, perfect for entertaining or enjoying quiet evenings with loved ones.

With two bathrooms, morning routines will be a breeze, ensuring convenience for all members of the household. The layout of the home is thoughtfully designed, allowing for both privacy and communal living, making it ideal for families of all sizes.

Hessle is known for its excellent local amenities, including shops, schools, and parks, all within easy reach. The area also benefits from good transport links, making it a perfect location for commuters.

This property at The Briars is not just a house; it is a place where memories can be made and cherished for years to come. If you are looking for a home that combines comfort & space, this is an opportunity not to be missed.

EPC RATING - C  
COUNCIL TAX - BAND E







Tenure: Freehold

Band:

## HESSLE

Hessle, East Yorkshire, is a vibrant just west of Hull, offering a perfect blend of suburban charm and city convenience. Ideal for commuters, it boasts excellent transport links via the A63/M62 and a local train station with direct services to Hull and beyond. The town features a range of shops, cafes, and essential amenities, plus scenic riverside walks near the iconic Humber Bridge. Families benefit from several well-regarded primary and secondary schools, making Hessle a popular choice for professionals and young families alike.

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

PVC entrance door, tiled floor and stairs to the first floor.

### CLOAKROOM

Comprising a two piece suite with low level WC and wash hand basin. Radiator and tiled floor.

### LIVING ROOM

4.88 into bay x 5.77 max (16'0" into bay x 18'11" max)  
A spacious light room offering versatility. Dual aspect, radiator and feature fireplace.

### DINING KITCHEN

3.43m max x 5.77m (11'3" max x 18'11" )  
Range of wall and floor units having complementary work surfaces incorporating sink unit, electric hob, oven and built in microwave. Tiled floor with under floor heating, radiator and French doors opening to the conservatory.

### CONSERVATORY

2.18m max x 4.67m (7'1" max x 15'3")  
Laminate flooring and double door to the rear garden.

## FIRST FLOOR

### LANDING

Storage cupboard. Window to side elevation.

### BEDROOM ONE

3.58m x 3.48m (11'8" x 11'5")  
Fitted wardrobes, radiator and window to the front elevation.

### EN-SUITE SHOWER ROOM

Three piece white suite comprising low flush WC, wash hand basin and shower cubicle. partially tiled walls and radiator, Window to side elevation.

### BEDROOM TWO

3.12m x 3.43m max (10'2" x 11'3" max)  
Fitted wardrobes and radiator. Window to the rear elevation.

### BEDROOM THREE

3.12m x 2.29m (10'2" x 7'6" )  
Radiator. Window to the rear elevation.

### BEDROOM FOUR

2.31m x 2.24m (7'6" x 7'4")  
Radiator. Window to the front elevation.

### FAMILY BATHROOM

Three piece white suite comprising low flush WC, wash hand basin within a vanity unit and panelled bath with shower over and screen. Partially tiled walls and radiator. Window to side elevation.

### OUTSIDE

There are mature gardens to the front and rear of the property. A side driveway provides private parking and access to the garage.

### GARAGE

Single detached garage having up and over door, power and light.

## ADDITIONAL INFORMATION

### \*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:  
<https://checker.ofcom.gov.uk/en-gb/broadband-coverage>

### \*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:  
<https://checker.ofcom.gov.uk/en-gb/mobile-coverage>

### \*Referral Fees

We may receive a commission, payment fee or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to you. Details can be found on our website.

We believe the tenure of the property to be Freehold.

## SERVICES

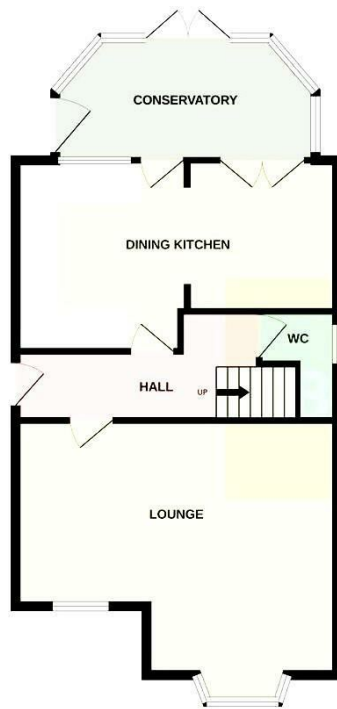
Mains gas, electricity, water and drainage are connected.

## APPLIANCES

None of the appliances have been tested by the agent.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 is given to their operability or efficiency can be given.  
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#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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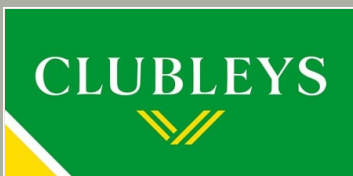
#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



1 Toft Court, Skillings Lane, Brough,  
East Yorkshire, HU15 1BA  
01482 662211  
[brough@clubleys.com](mailto:brough@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

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

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.