



**177 First Lane, Hessle HU13 9HD**  
**£180,000**

- 3/4 bedrooms
- Ground floor bedroom & bathroom
- Off-street parking & garage
- Westerly facing garden
- In need of some modernisation
- Flexibility of living space
- Gardens to front and rear
- EPC: D

A very well proportioned dormer bungalow with Westerly facing garden and flexibility of living space. The property offers generous room sizes with great potential having the flexibility of a ground floor bedroom and bathroom, and could be further re-modelled. With a Westerly facing rear garden, off-street parking and garage, viewing is highly recommended.

#### LOCATION

First Lane is located off Boothferry Road in Hessle.

Hessle offers a range of local facilities including excellent local shops, schooling and leisure amenities. Access is also extremely good to Hull city centre and the main road network.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

Accessed from the side of the property, the entrance hall has a composite door with glazed inserts, radiator and built-in storage cupboard.

##### LIVING ROOM

14'11" x 10'11" (4.55m x 3.33m)  
uPVC window, tiled fireplace and radiator.

##### KITCHEN

12' x 8'10" (3.66m x 2.69m)  
uPVC window overlooking the rear garden, composite door with glazed inserts, radiator, timber effect base and eye level units, one and a half bowl sink and drainer, and plumbing for washing machine or dishwasher.

##### GROUND FLOOR BEDROOM

12' x 8'11" (3.66m x 2.72m)  
uPVC window to the rear elevation and radiator.

##### BATHROOM

7'2" x 5'11" (2.18m x 1.80m)  
Part tiled walls, shower over bath, pedestal wash basin and low level w.c., radiator and uPVC window.

##### DINING ROOM

10'2" x 9'10" (3.10m x 3.00m)  
uPVC window to the front elevation and radiator.

##### FIRST FLOOR

##### LANDING

Cupboard with hot water cylinder and immersion heater.

##### BEDROOM 2

10'9" x 10'6" (3.28m x 3.20m)  
uPVC window to the front elevation and radiator.

##### BEDROOM 3

10'4" x 10'3" (3.15m x 3.12m)  
Fitted wardrobes, uPVC window and radiator.

##### OUTSIDE

There is a front lawn with flower bed and a wrought iron gate leading from the side of the property to the rear garden. A brick sett drive and pathway leads to the garage.

##### GARAGE

Of pre-cast concrete construction with power and light, double doors and personal access door to the rear garden.

##### REAR GARDEN

The Westerly facing rear garden has a brick sett seating area, raised flower beds, two brick sett patios, lawn and outside tap.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### DOUBLE GLAZING

The property benefits from uPVC double glazing.

##### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

##### COUNCIL TAX

The Council Tax Band for this property is Band D.

#### VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

#### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

#### EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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