



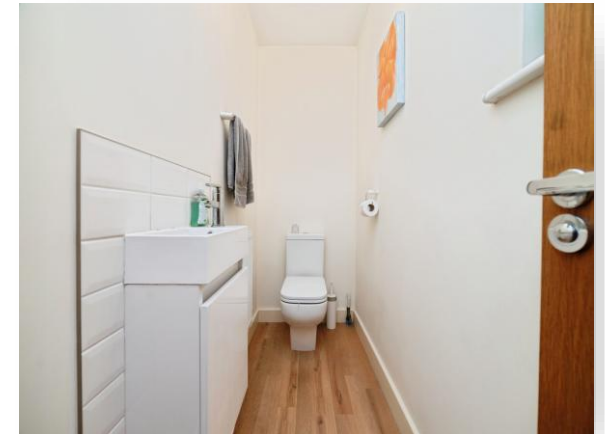
Harley House, Elmswood, Hesse HU13 0NU

Welcome to

Harley House, Elmswood, Hessle

GUIDE PRICE £425,000 - £450,000

Stunning Home In Hessle with - Entrance Hall, Lounge, Office, Kitchen/Diner/Day Room, Utility Room, Conservatory, Cloakroom, 4 Bedrooms (Master With En Suite), Family Bathroom, Gardens, Off Street Parking & Garage! Deserves to be viewed! Book your viewing now!



Entrance Hall

With double glazed door to the front, radiator and stairs to the First Floor.

Cloakroom

With low level wc, vanity wash hand basin, radiator and double glazed window to the side.

Office

With double glazed window to the side and radiator.

Lounge

With double glazed bay window to the front, feature electric fire with marble effect surround, radiator, wall light points and double glazed french style doors leading to the Conservatory.

Kitchen/Diner/Day Room

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a cooker, cooker-hood, central island, space for a fridge freezer, integrated dishwasher, radiator, double glazed window to the rear and double glazed french style doors leading to the Conservatory.

Utility Room

With base units, work surfaces, sink and drainer unit, radiator, automatic washing machine, tumble dryer and double glazed door to the side.

Conservatory

With double glazed windows to the side and rear, 3 radiators and 2 sets of double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With coving to the ceiling and loft access.

Bedroom 1

With double glazed window to the front, radiator and fitted wardrobes and dresser.

En Suite

En Suite with walk in shower, vanity wash hand basin, low level wc, chrome effect towel style radiator and double glazed window to the front.

Bedroom 2

With double glazed window to the rear, radiator and fitted wardrobes.

Bedroom 3

With double glazed window to the rear, radiator and fitted wardrobes.

Bedroom 4

With double glazed window to the front, radiator and fitted desk.

Bathroom

Bathroom with bath, shower cubicle, low level wc, vanity wash hand basin, extractor fan, chrome effect towel style radiator and double glazed window to the rear.

Outside

Front Garden

With paved path, hedges, borders housing plants, shrubs and trees and gravelled driveway providing off street parking for several vehicles.

Rear Garden

Established garden with lawned area, hedges, trees, paved path and pergola with seating area.



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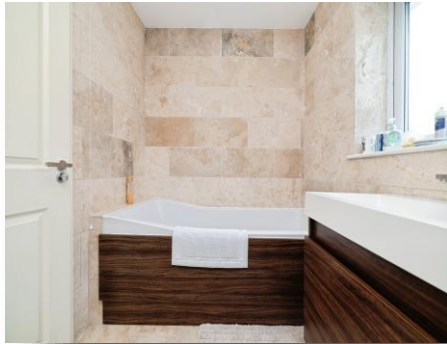
- GUIDE PRICE £425,000 - £450,000
- Stunning Home For Sale In Hessle
- 4 Bedrooms (Master With En Suite)
- Kitchen/Diner/Day Room & Conservatory & Utility Room
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£425,000 - £450,000



Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY110861



Property Ref:
WBY110861 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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