



Penshurst Avenue, Hessle HU13 9EL

welcome to

Penshurst Avenue, Hesse

Beautifully presented three-bedroom mid-terrace family home with stylish decor throughout and stunning landscaped garden.



Entrance Porch

Entrance Hall

Wc

Lounge

14' 8" into bay x 11' 5" max (4.47m into bay x 3.48m max)

Dining Area

14' 2" x 9' 5" (4.32m x 2.87m)

Kitchen

10' 8" x 7' 3" (3.25m x 2.21m)

Landing

Bedroom 1

11' 9" x 7' 4" (3.58m x 2.24m)

Bedroom 2

9' 3" x 7' 4" (2.82m x 2.24m)

Bedroom 3

9' 3" x 6' 3" (2.82m x 1.91m)

Bathroom

Loft Space

10' 3" x 8' 8" (3.12m x 2.64m)

Agent's Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Penshurst Avenue, Hessele

- MID TERRACE
- THREE BEDROOMS PLUS LOFT SPACE
- BEAUTIFULLY PRESENTED THROUGHOUT
- DRIVEWAY
- SOUGHT-AFTER LOCATION

Tenure: Freehold EPC Rating: D
Council Tax Band: B

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.

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111924 - 0007

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.

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