



**Northfield Avenue, Hesse HU13 9DJ**

**Welcome to**

**Northfield Avenue, Hessle**

Project Home For Sale In Hessle with - Entrance Hall, Lounge, Kitchen/Diner, Rear Porch, Family Bathroom & Separate W/C, 3 Bedrooms, Gardens & Garage! Call and book your viewing today!



## Entrance Hall

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

## Lounge

With double glazed window to the front, electric fire with wooden surround, radiator and internal window into the Kitchen/Diner.

## Kitchen/Diner

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, radiator, cooker-hood, 2 storage cupboards, internal windows into the Rear Porch and double glazed window to the rear.

## Rear Porch

With windows to the side and rear and door leading to the Rear Garden.

## First Floor

### Landing

With loft access.

### Bedroom 1

With double glazed window to the front, radiator and coving to the ceiling.

### Bedroom 2

With double glazed window to the rear and radiator.

### Bedroom 3

With double glazed window to the rear and radiator.

### Bathroom

Bathroom with bath with electric shower over, wash hand basin and internal window into the Rear Porch.

### Separate W/C

With double glazed window to the rear, low level wc and internal window into the Rear Porch.

## Outside

### Front & Side Garden

With lawned area, borders housing flowers and plants, path, gravelled area, fencing and side access gate.

### Rear Garden

With lawned area, patio area, path, borders housing plants and shrubs, pond, greenhouse and fencing.

### Garage

Garage with up and over door accessed via the rear tenfoot.



**view this property online** [williamhbrown.co.uk/Property/WBY111783](http://williamhbrown.co.uk/Property/WBY111783)



## Welcome to

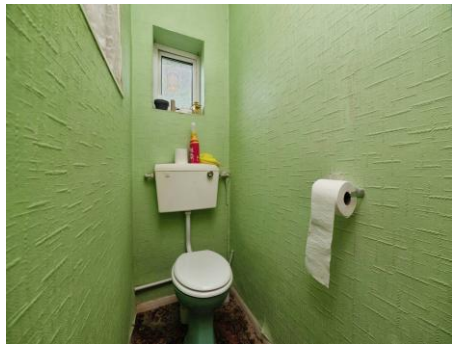
### Northfield Avenue, Hessele

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 Bedroom Home For Sale In Hessele
- In Need Of Renovation

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

guide price

# £130,000



### 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/WBY111783](http://williamhbrown.co.uk/Property/WBY111783)



Property Ref:  
WBY111783 - 0002

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.



william h brown



**01482 653111**



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



**williamhbrown.co.uk**