



Park Avenue, Hessele, HU13 9AQ  
Asking Price £145,000


Philip  
**Bannister**  
Estate & Letting Agents

# Park Avenue, Hessle, HU13 9AQ

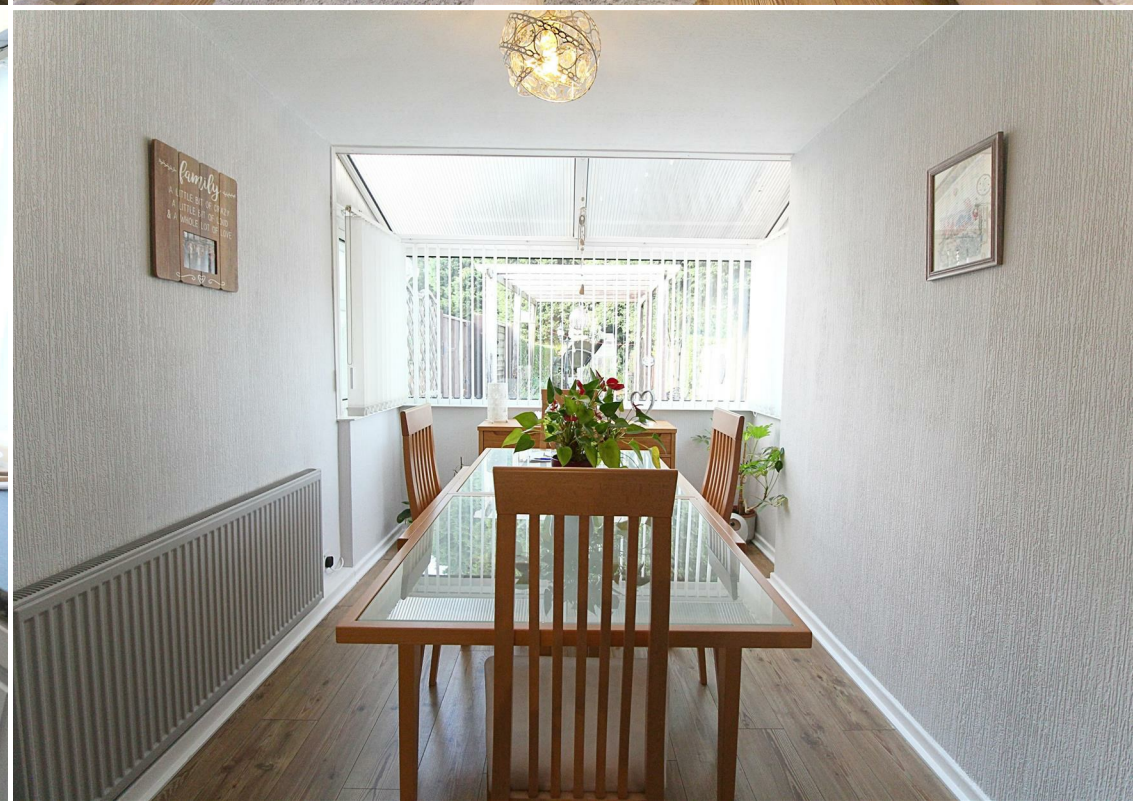
A very well presented two bedroom mid terraced house which is conveniently located for all the amenities that Hessle Town has to offer. The property has gas central heating system, double glazing and briefly comprises entrance hall, lounge, separate sitting room, large kitchen and dining area, landing, two bedrooms and bathroom. Outside is a small front garden area and to the rear is a large and low maintenance garden. Early viewing is a must to avoid missing out on this great property.

## Key Features

- Two Bed Mid House
- Conveniently Located
- Close to Amenities
- Gas C/heating, Double Glazing
- Two reception Rooms
- Dining Kitchen, Bathroom
- Large Rear Garden
- Early Viewing Essential

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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 2002/91/EC	





## HESSLE

The Town of Hessle is well served for local amenities with first class shopping facilities available within the Town Centre, public transportation & local primary and secondary schools. Good road and rail connections are available with a local train station off Southfield, and the A63 dual carriageway running nearby to the South of the town, allowing convenient access to Hull City Centre and the national motorway network.

## ENTRANCE HALL

with double glazed door, radiator and laminate flooring.

## LOUNGE

14'4 into bay x 10' (4.37m into bay x 3.05m)  
with double glazed square bay window to the front elevation, feature fireplace, electric fire, radiator and laminate flooring.

## SEPARATE SITTING ROOM

12'9 x 13'4 (3.89m x 4.06m)  
with double glazed window to the rear elevation, feature fireplace, electric fir, radiator and stairs off to first floor.

## KITCHEN AREA

9'10 x 7'10 (3.00m x 2.39m)  
with a range of base and wall unit, laminate work surfaces, sink unit, electric hob and oven, extractor hood, plumbing for automatic washing machine, space for fridge, laminate flooring, double glazed window to side elevation, double glazed exit door and arch through to

## DINING ROOM/GARDEN ROOM

11'1 x 7'10 (3.38m x 2.39m)  
with double glazed square bay window to the rear elevation, radiator and laminate flooring

## LANDING

with radiator and access to roof void.

## BEDROOM 1

11'11 x 13'4 (3.63m x 4.06m)  
with double glazed window to the front elevation, radiator and laminate flooring.

## BEDROOM 2

12'9 x 10'1 (3.89m x 3.07m)  
double glazed to the rear elevation, built in cupboard and radiator.

## BATHROOM

9'10 x 7'10 (3.00m x 2.39m)  
with three piece white suite, comprising panelled bath with shower above and glazed folding screen, wash hand basin, w,c, vinyl floor covering, heated towel rail and double glazed window to the rear elevation.

## EXTERNAL

To the front of the property is a small front garden with artificial garden, with fence forming boundary and gate. To the rear is a large pebbled garden for ease of maintenance with trees and shrubs, raised flower bed/vegetable patch, seating areas, greenhouse, two sheds and fence forming boundary and gate.

## GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## AGENTS NOTES

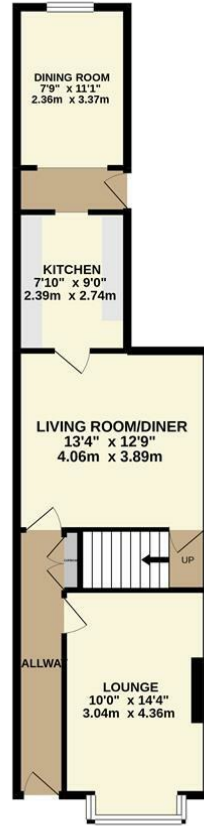
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

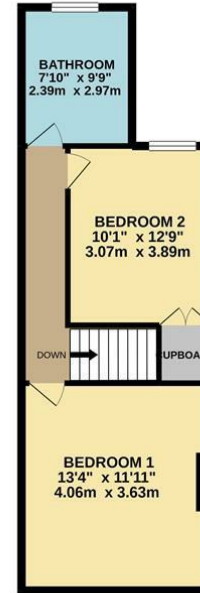
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 1098 sq ft. (102.0 sq.m.) approx.

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.  
Made with Mergex ©2021

