



Hudson Court, Barrow Lane, Hesse, HU13 0PE
Asking Price £99,950


**Philip
Bannister**
Estate & Letting Agents

Hudson Court, Barrow Lane, Hessle, HU13 0PE

Key Features

- Private Over 60's Development
- Lovely Ground Floor Apartment with Private Access
- Communal Areas
- Two Good Sized Bedroom
- Modern Kitchen & Bathroom
- Convenient Location in Hessle
- Intercom Security System
- EPC -C
- intercom security system.
- One years service charge paid upfront (dependant on the offer)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	83
England & Wales	EU Directive 2002/91/EC	

*** ONE YEARS SERVICE CHARGE PAID UPFRONT *** (dependant upon the offer made) A beautiful two bedroomed apartment that is set within a development for the over 60's, and ideally situated within walking distance of all local amenities of Hessle Square. The apartment is offered to the market chain free and has many added benefits within the complex. The apartment is set within mature gardens and boasts its own private entrance to the ground floor and having the added bonus of a paved patio area, which can be enjoyed throughout the seasons. The apartment briefly comprises a private entrance hall, spacious lounge/diner, with adjoining fitted kitchen, two bedrooms (one fitted) and shower room. The excellent residents' facilities include a house manager, guest suite, residents' lounge with kitchen area, laundry room, 24-hour emergency Careline system, security door entry system, and stunning communal gardens.





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.

COMMUNAL ENTRANCE HALL

with intercom security system.

PRIVATE ENTRANCE HALL

with entrance door, electric heater and airing cupboard.

LOUNGE/DINING AREA

17'7 max measurements x 11'2 narrowing to 8'10 (5.36m max measurements x 3.40m narrowing to 2.69m)

FITTED KITCHEN

8'10 x 5'8 (2.69m x 1.73m)

with a range of base and wall unit, laminate work surfaces, drawers, sink unit, electric hob and oven, extractor hood, built in microwave and fridge, vinyl flooring, splash backs, electric heater and double glazed window.

BEDROOM 1

17'6 x 9'1 (5.33m x 2.77m)

with double glazed window, electric heater and a range of built in wardrobes with over cupboards, dressing table unit, drawers and bedside cabinets.

BEDROOM 2

10'6 max measurements x 8'9 (3.20m max measurements x 2.67m)

with double glazed window, electric heater and storage cupboard.

SHOWER ROOM

6'9 x 5'8 (2.06m x 1.73m)

with three piece white suite comprising large walk-in shower, wash hand basin with vanity beneath, w.c., tiled floor, xpelair, electric heater and fully tiled to walls.

EXTERNAL

GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a electric

heating.

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

SECURITY - The property has the benefit of an intercom security system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D . (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 in-house 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 KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

TENURE.

We understand that the property is Leasehold

LEASEHOLD INFORMATION

LEASE IS FOR 125 years from 1st August 2000. Service Charge: £3,418 per annum. Ground Rent: £385 per annum. PLEASE NOTE THIS IS JUST A VERBAL FIGURE THAT HAS BEEN GIVEN TO US, SO IT WILL NEED TO BE FULLY CHECKED BY A LEGAL REPRESENTATIVE



GROUND FLOOR



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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58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN
Tel: 01482 649777 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

