



Swanland Road, Hesse, HU13 0LP
Offers In Excess Of £210,000


Philip
Bannister
Estate & Letting Agents

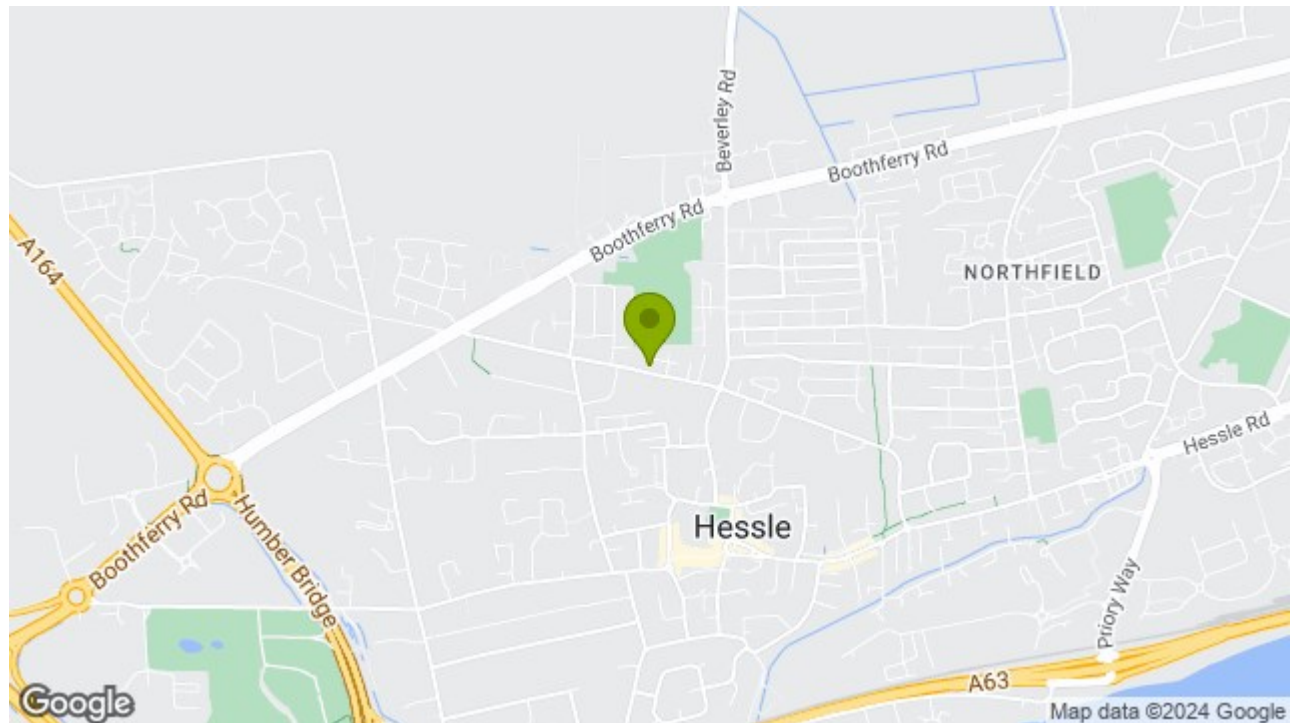
Swanland Road, Hessle, HU13 0LP

Take a look at this wonderful 3 bed mid-terraced property located in the heart of Hessle. Offering flexible and spacious accommodation throughout with many traditional features retained. This superb property is offered to the market with no onward chain. View now to avoid missing out.

Key Features

- Rarely Available
- Sought-After Location
- Traditional Mid-Terrace
- No Onward Chain
- Immaculately Presented
- Generous Living Space
- View Now
- EPC =

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		
England & Wales	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

A welcoming entrance hall providing access to the accommodation.

LIVING ROOM

13'9 into bay x 10'11 (4.19m into bay x 3.33m)
A generous living space with feature fireplace housing a cast iron gas fire, solid wood flooring and a bay window to the front elevation.

SITTING/DINING ROOM

16'8 x 10'10 (5.08m x 3.30m)
A versatile reception space with ample room for both dining and living with solid wood flooring French doors to the rear, alcove storage cupboard and open to the kitchen.

KITCHEN

10'7 x 6'11 (3.23m x 2.11m)
A well equipped kitchen with cream shaker style wall and base units with contrasting laminated work surfaces and splash back tiling. Further benefitting from space for a Fridge/Freezer and a Gas Cooker, plumbing for an Automatic Washing Machine, window to the side elevation and recessed spotlights.

LOBBY

WC

With low flush WC and wash hand basin and splash back tiling.

FIRST FLOOR ACCOMMODATION;

BEDROOM 1

13'9 into bay x 10'2 (4.19m into bay x 3.10m)
A bedroom of double proportions with fitted wardrobes and a bay window to the front elevation with fitted storage unit within the bay.

BEDROOM 2

10'11 x 10'2 inc wardrobes (3.33m x 3.10m inc wardrobes)
A further bedroom of double proportions with fitted wardrobes and a window to the rear elevation.

BEDROOM 3

7'8 x 6'5 (2.34m x 1.96m)
A bedroom of single proportions with window to the front elevation.

BATHROOM

6'5 x 5'10 (1.96m x 1.78m)
Three piece suite comprising of a panelled bath with electric shower, low flush WC and wash hand basin. Further benefitting from a heated towel rail, partially tiled walls and a window to the rear elevation.

EXTERNAL;

FRONT

To the front of the property is a small forecourt with walled border and wrought iron gate.

REAR

With a block paved patio area, shaped lawn and access to the garage.

GARAGE

With side door, light & power supply.

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.

SECURITY - The property has the benefit of an installed burglar alarm system.

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.

TENURE

We understand that the property is Freehold.

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.

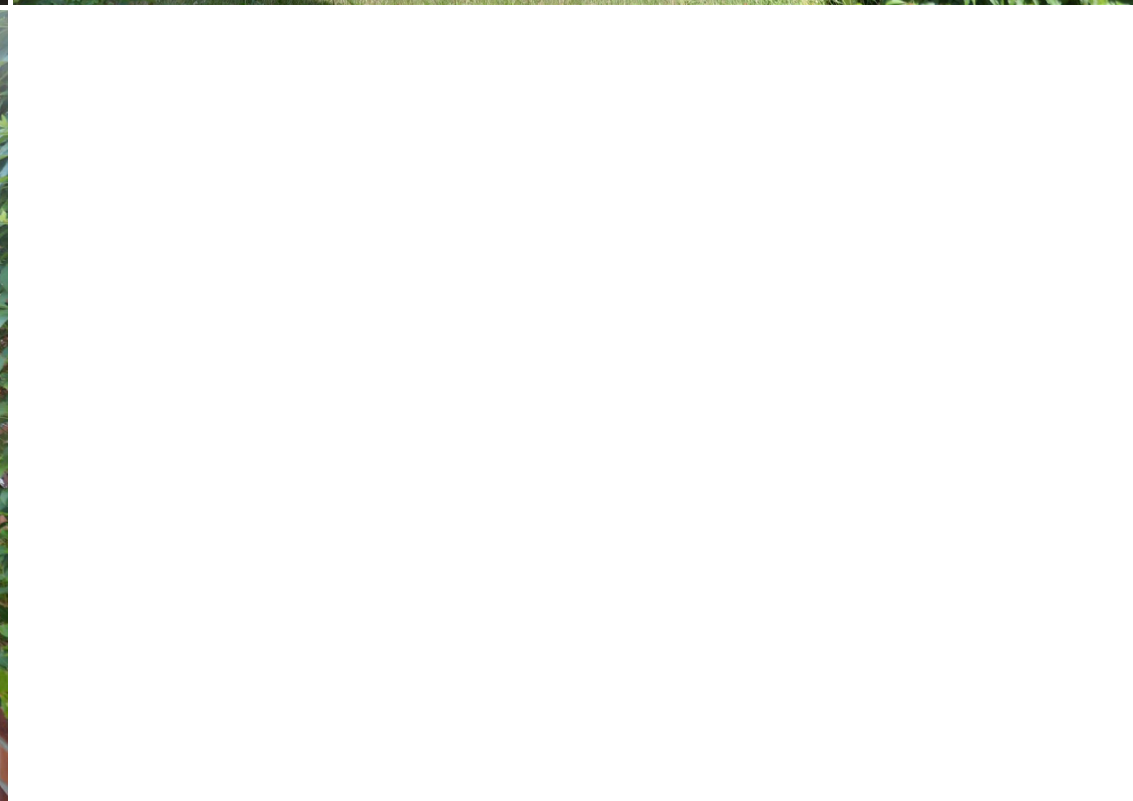
AGENTS NOTES

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



GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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.
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