



Bon Accord Road, Hesse, HU13 0AZ
Asking Price £160,000

Philip
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Estate & Letting Agents

Bon Accord Road, Hessle, HU13 0AZ

A very well presented two bedroom semi detached house which is situated close to all amenities that Hessle Town has to offer. The property has gas central heating, double glazing and briefly comprises entrance hall, through lounge incorporating dining area, fitted kitchen and downstairs shower room. To the first floor are two bedrooms and a further bathroom. Outside are gardens to the front and rear and the property must be viewed early to avoid any disappointment.

Key Features

- Excellent Location Close To Hessle Town
- Superb Semi Detached House Entrance Hall, Through Lounge/Dining Area
- Entrance Hall, Through Lounge/Dining Area
- Fitted Kitchen, Two Bathrooms
- Two Bedrooms, Gardens Front And Rear
- Early Viewing A Must
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(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

With double glazed entrance door, radiator and stairs to first floor.

LOUNGE

15'3 into bay x 11'5 (4.65m into bay x 3.48m) with double glazed angle bay window to the front elevation, feature fireplace, gas fire, laminate flooring and radiator. Arch to

DINING AREA

8'3 x 10'2 (2.51m x 3.10m) with laminate flooring and radiator.

KITCHEN

8'8 x 10'5 plus recess (2.64m x 3.18m plus recess) with a range of base and wall units, laminated work surfaces, sink unit, electric oven and hob, extractor hood, plumbing for automatic washing machine, splash back tiling, laminate flooring, radiator, double glazed window to the rear elevation and double glazed entrance door.

SHOWER ROOM

with a three piece white suite, comprising shower cubicle, wash hand basin in vanity unit, w.c., cladding to walls, heated towel rail, double glazed window to the side elevation and understairs storage cupboard.

LANDING

with double glazed window to the side elevation and access to roof void.

BEDROOM 1

11'8 x 14'8 max measurement (3.56m x 4.47m max measurement) with two double glazed windows to the front elevation and radiator.

BEDROOM 2

9'9 x 7'9 (2.97m x 2.36m) with double glazed window to the rear elevation, radiator and storage cupboard housing boiler..

BATHROOM

8'2 max measurement x 6'5 (2.49m max measurement x 1.96m) with three piece white suite, comprising panelled bath, shower over bath with glazed shower screen, wash hand basin, w.c., vinyl floor covering, heated towel rail, splash back tiling and double glazed window to the rear elevation.

EXTERNAL

Outside are gardens to the front and rear, the rear garden is of a good size and is mainly laid to lawn with flower and shrub borders, patio area, shed and fencing forming boundary with side 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 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 Freehold.



GROUND FLOOR
431 sq.ft. (40.1 sq.m.) approx.

1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



BON ACCORD ROAD, HESSLE

TOTAL FLOOR AREA - 741 sq.ft. (68.9 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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