



Tower Hill Mews, Hessle, HU13 0SR
Offers Over £75,000

Philip
Bannister
Estate & Letting Agents

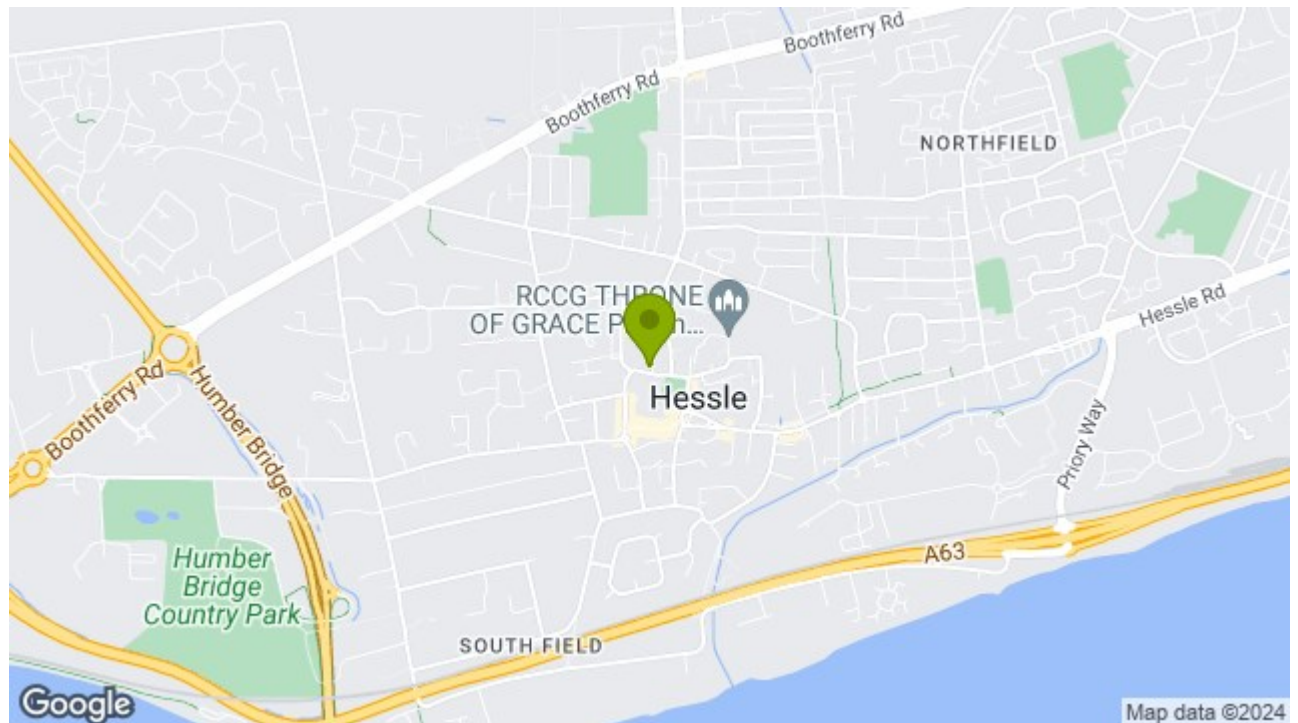
Tower Hill Mews, Hessle, HU13 0SR

A delightful ground floor 1 bedroom apartment situated in the heart of Hessle just off the Weir. Close to all local amenities and the popular Hessle Square. This property is immaculately presented throughout and has the added benefit of it's own allocated off-street parking space. Early viewing is essential.

Key Features

- Ground Floor Apartment
- Allocated Parking Space
- Immaculately Presented
- Village Centre Location
- Close To Local Amenities
- EPC = C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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 pleasant entrance hall providing access to the accommodation with storage cupboard off.

LIVING ROOM

14'10 into bay x 10'4 (4.52m into bay x 3.15m)

A generous living space with box bay window to the rear elevation, feature fireplace with electric fire.

KITCHEN

6'9 x 8'1 (2.06m x 2.46m)

Well utilised kitchen with grey shaker style wall and base units with contrasting granite effect worktops. Integrated appliances include Electric Oven and Electric Hob. Also benefitting from a window to the rear elevation, cupboard housing combination boiler and plumbing for an Automatic Washing Machine.

BEDROOM

11'2 x 10'4 (3.40m x 3.15m)

A bedroom of double proportions with a window to the front elevation and a storage cupboard.

BATHROOM

6'9 x 5 (2.06m x 1.52m)

Three piece suite comprising of a panelled bath with overhead shower, low flush WC and a pedestal sink unit. Also benefitting from partly tiled walls, extractor fan and a heated towel rail.

EXTERNAL;

PARKING - There is an allocated parking space with the property.

GARDEN - To the front is a gravelled front yard with fenced borders and bin keep.

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 A . (East Riding Of Yorkshire/ Hull City 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 Leasehold.

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.

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.

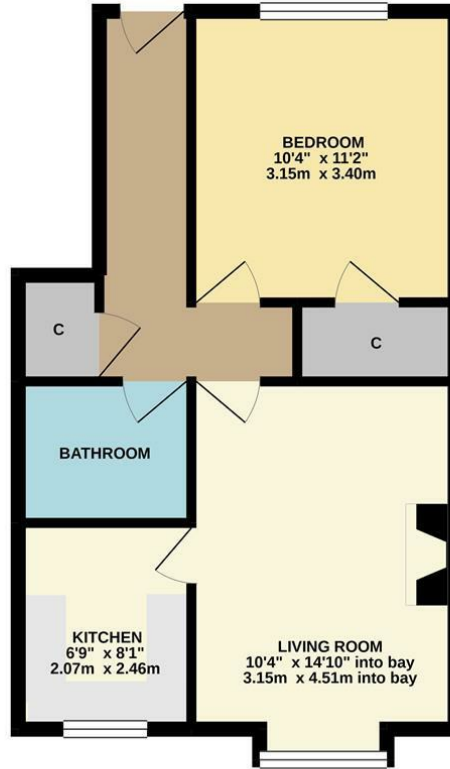
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GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 448 sq.ft. (41.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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