



Seaton Road, Hessele, HU13 9EJ  
£180,000

Philip  
**Bannister**  
Estate & Letting Agents




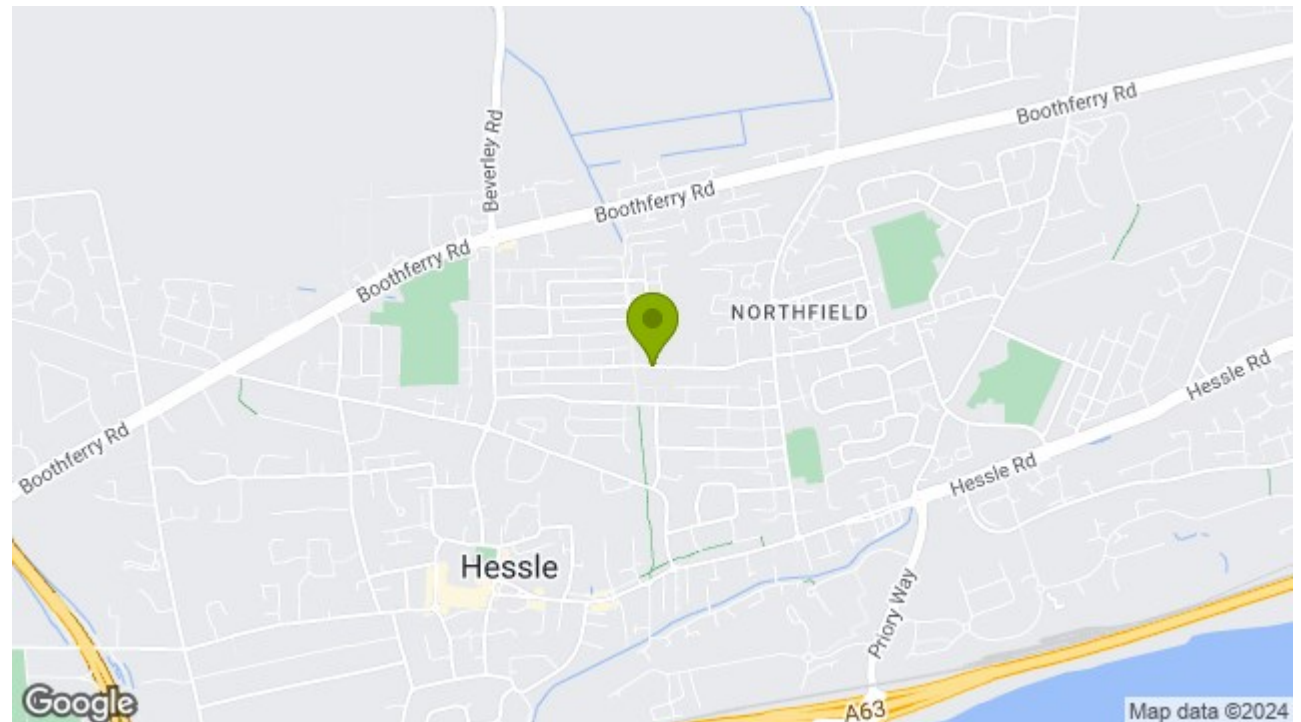
# Seaton Road, Hessle, HU13 9EJ

More than meets the eye. This property home has been vastly extended and remodelled over the years to create a fabulous and spacious family home. Located in the heart of Hessle in an extremely sought after area, with a south facing garden and off-street parking this truly is a property not to miss out on.

## Key Features

- Exceptional Family Home
- Sought-After Location
- Generous Living Space
- Utility and Cloakroom
- South Facing Rear Garden
- Off-Street Parking
- Vastly Extended
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## GROUND FLOOR;

### PORCH

### ENTRANCE HALL

Providing access to the accommodation with stairs off.

### THROUGH LIVING ROOM

24'6 into bay x 15'3 max (7.47m into bay x 4.65m max)

A generous through living room with ample space for both dining and living. Benefitting from a feature fireplace housing a gas fire, a bay window to the front elevation and a storage cupboard under the stairs.

### KITCHEN

14'3 max x 9'8 (4.34m max x 2.95m )

A fabulous kitchen with oak fronted wall and base units, granite effect work surfaces and a tiled splashback. Integrated appliances include a Range Cooker, Automatic Dishwasher and an Extractor Hood. Further benefitting from laminate wood flooring, French doors to the Conservatory, space for a Fridge/Freezer, recessed spotlights and a window to the rear elevation.

## UTILITY

With plumbing for an automatic washing machine, laminated work surfaces, wall mounted storage cupboard and access to the WC.

## WC

With low flush WC and a window to the side elevation.

## CONSERVATORY

11'3 x 10'9 (3.43m x 3.28m )

A versatile addition to the property offering further reception space with laminate wood flooring, windows to all elevation, French doors to the rear garden and the kitchen and a radiator.

## FIRST FLOOR;

### BEDROOM 1

9'7 x 11'11 (2.92m x 3.63m )

A bedroom of double proportions with fitted wardrobes and overhead cupboards and a window to the front elevation.

### BEDROOM 2

9'7 x 9'5 (2.92m x 2.87m )

A further bedroom of double proportions with a window to the rear elevation.

### BEDROOM 3

9'1 x 5'10 (2.77m x 1.78m)

A generous bedroom with storage cupboard and window to the rear elevation.

## BATHROOM

6'7 x 5'5 (2.01m x 1.65m )

A three piece bathroom suite comprising of a P shaped panelled bath with overhead shower, a wash hand basin and a low flush WC. Further benefitting from a heated towel rail, partially tiled walls and a window to the front elevation.

## LOFT AREA;

### LOFT ROOM

13'6 x 8'5 (4.11m x 2.57m )

With ample space, a fixed staircase, Velux window, eaves storage and spotlights.

## EXTERNAL;

### FRONT

To the front of the property is a gravelled driveway with off-street parking for 2 vehicles.

### REAR

A south facing rear garden with block paved patio area, timber fencing raised area with wood chippings and a garden shed.

## 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.

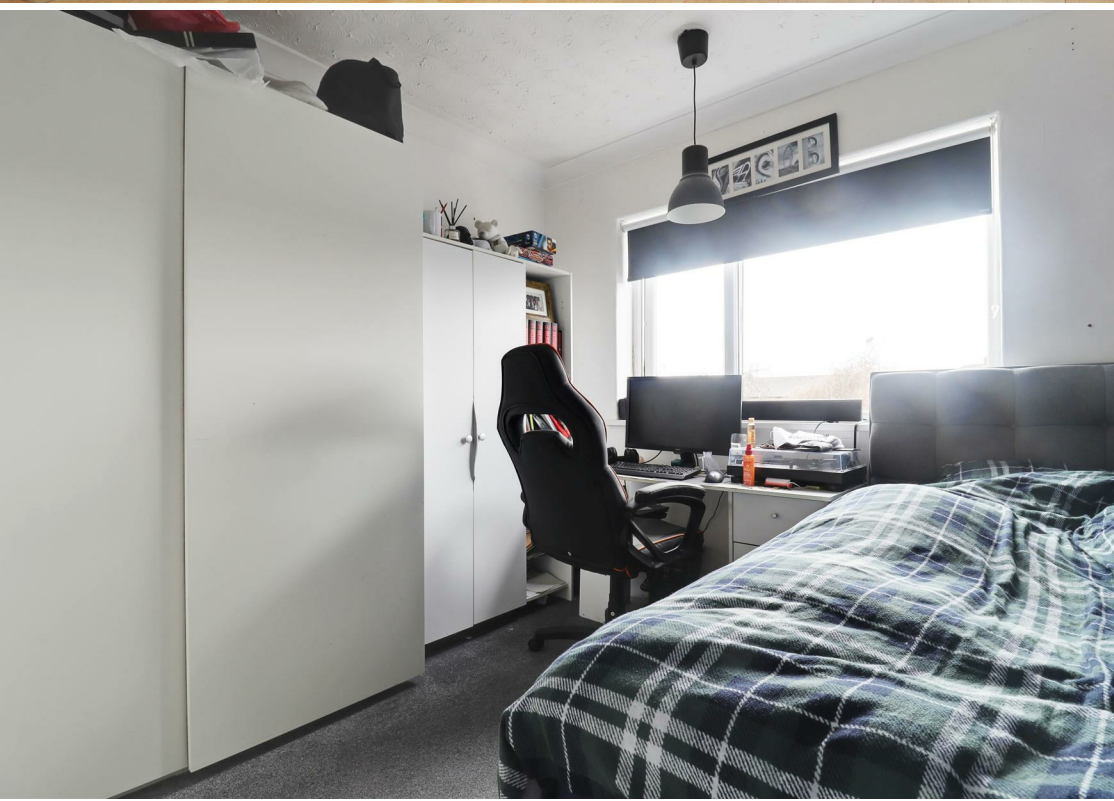
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B (East Riding Of Yorkshire/ Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

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 Freehold.





## **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 independent 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.

## **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.

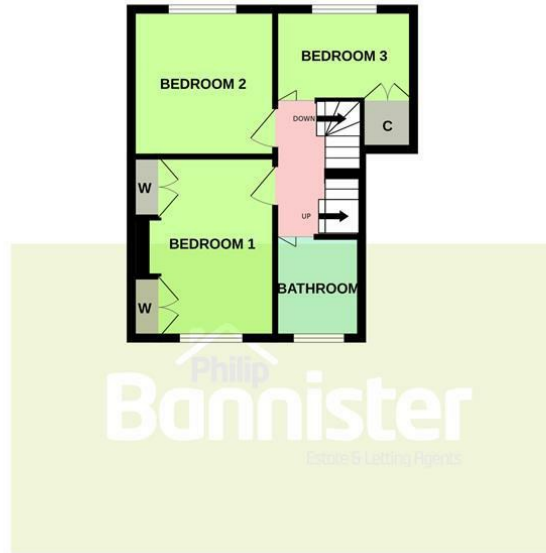
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100



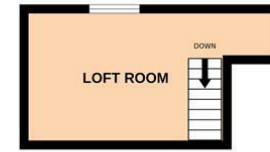
GROUND FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



2ND FLOOR  
130 sq.ft. (12.1 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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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