



Northfield Avenue, Hesse, HU13 9DL  
Asking Price £145,000

  
**Philip  
Bannister**  
Estate & Letting Agents

# Northfield Avenue, Hessle, HU13 9DL

A lovely presented two bedroom mid terraced house which must be viewed early to avoid any disappointment and which is a credit to it's current owner. The property is conveniently located close to local amenities, schools and good road links. The property briefly comprises, entrance hall, through lounge/dining Area, breakfast kitchen, landing, two bedrooms and bathroom and a loft area with fixed staircase. Outside to the front is garden and to the rear is a pleasant garden with garage via a 10' access. The property must be viewed early to avoid any disappointment.

## Key Features

- Early Viewing Is A Must
- No Chain Involved
- 2 Bed Mid Terraced Property
- Through Lounge/Dining Area,
- Fitted Kitchen, Landing
- 2 Bedrooms, Loft Area
- Bathroom, Gardens , Garage
- EPC = D

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		
	67	83
<b>England &amp; Wales</b>	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.

## THROUGH LOUNGE/DINING AREA

20'9 plus bay x 12'2 widening to 15'1 (6.32m plus bay x 3.71m widening to 4.60m)  
Lounge Area - with double glazed angle bay window to the front elevation, radiator, and open fire (not tested)

Dining Area, with radiator and understairs cupboard.

## FITTED KITCHEN

11 x 11'10 (3.35m x 3.61m)  
with a range of base and wall units, laminate work surfaces, drawers, sink unit, gas hob, electric oven, extractor hood, plumbing for automatic washing machine, breakfast bar, splash back tiling, radiator, double glazed window to the rear elevation and double glazed french doors.

## LANDING

### BEDROOM 1

11'8 x 15'1 max measurements (3.56m x 4.60m max measurements)  
with two double glazed windows to the front elevation, radiator and fixed stairs case to the loft area

### BEDROOM 2

29'6"13'1" x 26'2"36'1" (9'4 x 8'11)  
with double glazed window to the rear elevation, laminate flooring and radiator.

## BATHROOM

with a three piece white suite comprising panelled bath with shower over, wash hand basin, w.c, heated towel rail, tiled floor, fully tiled to walls and double glazed window to the rear elevation.

## LOFT AREA

9'5 x 12'1 (2.87m x 3.68m)  
with velux window, laminate flooring, storage to eaves and boiler

## EXTERNAL

Outside are gardens to the front and rear the front is pebbled for ease of maintenance and to the rear is a lawn garden with garage which is accessible via a rear 10'

## 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 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.

## 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.

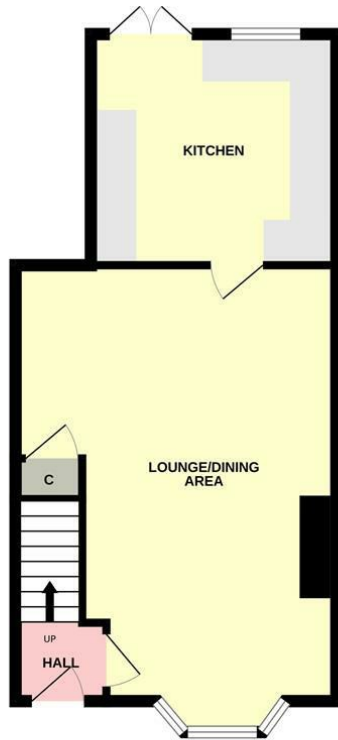
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn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

## TENURE.

We understand that the property is Freehold.



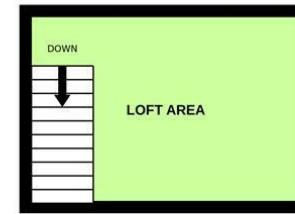
GROUND FLOOR



1ST FLOOR



2ND 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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