



**Tennison Walk, Hesse, HU13 0FL**  
£950 Per Calendar Month



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Platinum Collection

## **Tennison Walk, Hessele, HU13 0FL**

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OFFERED UNFURNISHED - Modern 3 Bedroom Semi-Detached property located off Jenny Brough Lane and forms part of the David Wilson Homes Development.





# Tennison Walk, Hessle, HU13 0FL

## Key Features

- OFFERED UNFURNISHED
- 3 Bedrooms
- En-Suite To Master
- Well Presented Throughout
- High Quality Fittings
- 2 x Parking Spaces
- Front & Rear Garden
- ER = B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## INTRODUCTION

OFFERED UNFURNISHED - This modern 3 Bedroom Semi-Detached house offers a range of accommodation finished to an excellent standard. Located on the David Wilson Homes development off Jenny Brough Lane, Hessle, the property comprises Entrance Hall with Cloaks/WC, Living Room, Dining Kitchen, 3 Bedrooms, En-suite to Master and Bathroom. Outside there are gardens to the front and rear, garden shed and 2 allocated parking spaces.

## LOCATION

The property is located on the David Wilson Homes development off Jenny Brough Lane, Hessle. The Town of Hessle itself 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

Allowing access to the property and having Cloaks/WC off

## CLOAKROOM/WC

Fitted with a two piece white suite comprising WC and pedestal wash basin with tiled splash back.

## LIVING ROOM

With window to front elevation, useful under stair cupboard

## DINING KITCHEN

Finished to a high standard, this fitted kitchen

comprises a comprehensive range of wall and base units mounted with complimentary work surfaces and low level upstands, stainless steel 1.5 bowl sink unit with mixer tap, "Zannusi" integrated appliances include electric oven, 4 ring electric hob beneath stainless steel extractor hood, fridge freezer, dishwasher and washing machine, french doors opening to rear garden

## FIRST FLOOR

### BEDROOM 1

With window to rear elevation, fitted wardrobes and En-Suite facilities off

### EN-SUITE

Fitted with a three piece suite comprising WC, pedestal wash basin and double shower enclosure with tiling and electric shower

### BEDROOM 2

With window to front elevation

### BEDROOM 3

With window to front elevation

### BATHROOM

Fitted with a modern three piece suite comprising WC, wall mounted vanity basin and panelled bath part tiled walls and window to side elevation

## OUTSIDE

There is a lawned garden to the front, enclosed lawned garden to the rear with patio adjoining the property and garden shed

## PARKING

The property comes with 2 allocated parking spaces at the rear

## 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 C (East Riding Of Yorkshire). We would recommend a tenant make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

## TENANCY INFORMATION

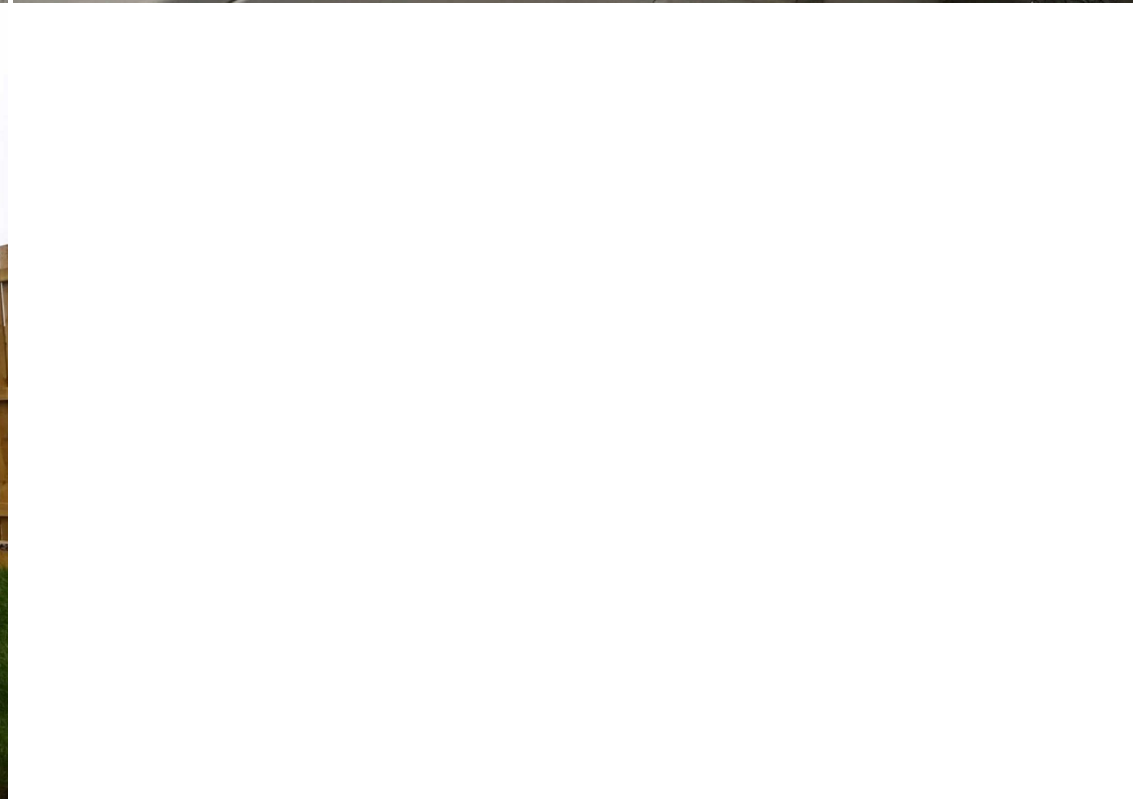
A minimum of 6 months (Assured Shorthold) We will require One Months rental in advance. Bond/Deposit equal to One Months rent. Sorry - No smokers.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£219.23). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If your application is successful, the holding deposit then forms part payment of your first months rent.

## 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















**Philip**  
**Bannister**  
Estate & Letting Agents

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Platinum Collection

58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN  
Tel: 01482 649777 | Email: [info@philipbannister.co.uk](mailto:info@philipbannister.co.uk)  
[www.philipbannister.co.uk](http://www.philipbannister.co.uk)

