



**Bedford Road, Hessele, HU13 9DG**

Asking Price £124,950



Platinum Collection





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A lovely presented two bedroom mid terraced house which must be viewed early to avoid any disappointment. The property is conveniently located close to local amenities, schools and good road links. The property briefly comprises, entrance hall, Lounge, dining area, fitted kitchen, rear lobby and cloakroom/w.c. landing, two bedrooms and bathroom. Outside are garden to the front and rear, and 10' vehicular access. The property is offered with no chain involved.







# Bedford Road, Hessle, HU13 9DG

## Key Features

- Excellent Two Bedroom Extended Home
- No Chain Involved
- Good Location Close to Amenities
- Entrance, Lounge, Dining Area, Kitchen
- Rear Lobby/ Cloakroom, Landing
- Two Bedrooms Bathroom
- Gardens Front and Rear
- EPC = D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-plus) <b>A</b>	87
(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	
66	
<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 entrance door and stairs to first floor.

## LOUNGE

15'3 into bay x 12'2 (4.65m into bay x 3.71m) with double glazed bay window to the front elevation, feature fireplace, radiators and understairs cupboard.

## DINING AREA

8' x 15'2 (2.44m x 4.62m) with radiator and arch to:-

## KITCHEN

7'11 x 8'10 widening to 10'3 (2.41m x 2.69m widening to 3.12m) with a range of base and wall units, laminate work surfaces, stainless steel sink unit, gas hob, electric oven, extractor hood, plumbing for automatic washing machine, splash back tiling, double glazed window to the rear elevation.

## REAR LOBBY

with half glazed door.

## CLOAKROOM/W.C.

with two piece suite, comprising, w.c., wash hand basin and radiator.

## LANDING

## BEDROOM 1

10'6 x 15'2 (3.20m x 4.62m) with two double glazed windows to the front elevation and radiator.

## BEDROOM 2

10'8 x 8'8 (3.25m x 2.64m) with double glazed window to the rear elevation and radiator.

## BATHROOM

with a three piece white suite, comprising panelled bath, wash hand basin, w.c., splash back tiling, radiator and double glazed window to the rear elevation.

## EXTERNAL

Outside are gardens to the front and rear and 10' vehicular access.

## 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









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

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