



Bedford Road, Hessele, HU13 9BY
£137,500

Philip
Bannister
Estate & Letting Agents

Bedford Road, Hessle, HU13 9BY

A wonderful opportunity to purchase an immaculately presented home in the heart of Hessle. This property is ideal for the first time buyer lying in close proximity to all amenities that Hessle has to offer. Do not delay in viewing this fantastic home.

Key Features

- Perfect Starter Home
- Sought-After Location
- Well Presented Throughout
- Superb Rear Garden
- Ideal Buy-To-Let
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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;

ENTRANCE HALL

A pleasant entrance hall providing access to the accommodation with stairs off.

LIVING ROOM

12'10 x 13'2 + bay (3.91m x 4.01m + bay)

A generous living space with a bay window to the front elevation, access to the under-stairs cupboard and French doors leading to the kitchen.

BREAKFAST KITCHEN

15'1 x 8'1 (4.60m x 2.46m)

A well equipped breakfast kitchen with a variety of wall and base units, laminated work surfaces and a tiled splashback. With space for a cooker, fridge freezer and plumbing for an automatic washing machine. Further benefitting from a breakfast bar, a window to the rear elevation and French doors to the Living Room.

FIRST FLOOR;

BEDROOM 1

13'4 x 11'7 (4.06m x 3.53m)

A bedroom of double proportions with fitted wardrobes and 2 windows to the front elevation.

BEDROOM 2

9'5 x 8'11 (2.87m x 2.72m)

A generous bedroom with fitted wardrobes and a window to the rear elevation.

BATHROOM

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

EXTERNAL;

FRONT

Wrought iron gate and fencing, footpath to the front door and a slate chippings.

REAR

A wonderful rear garden with block paved patio area, shaped lawn, timber fencing and a rear sitting area with artificially turfed lawn.

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 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.

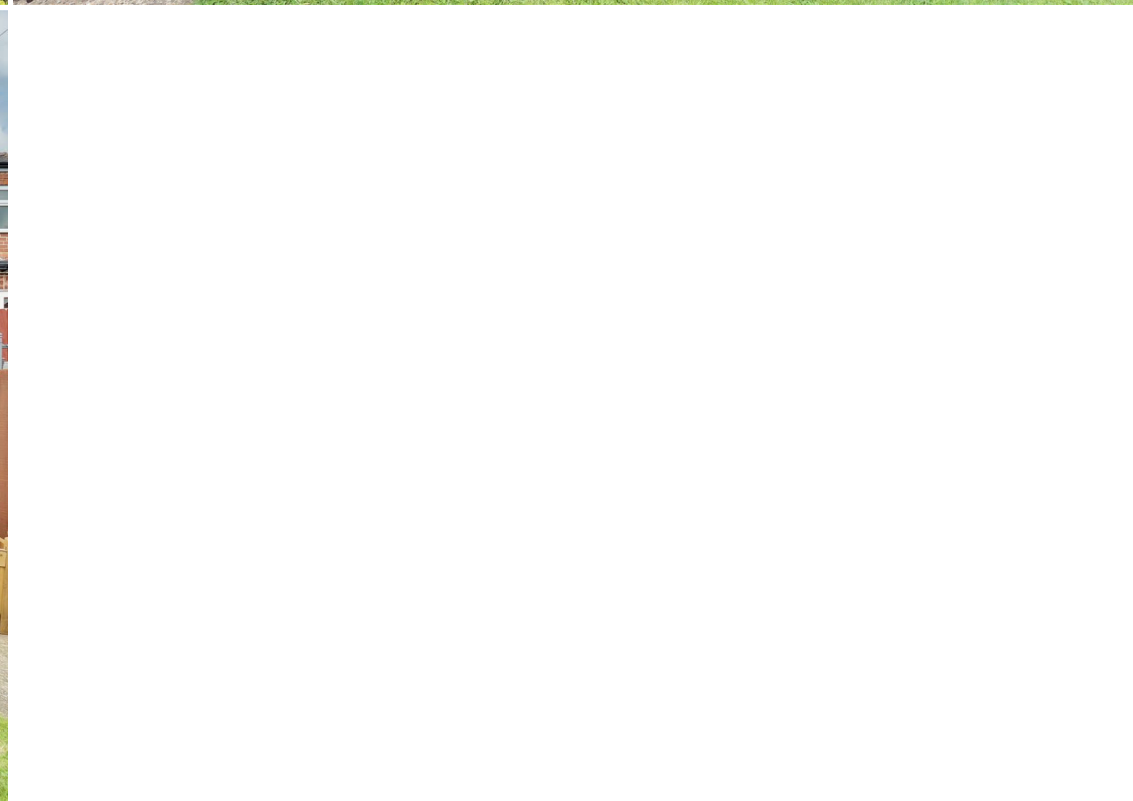
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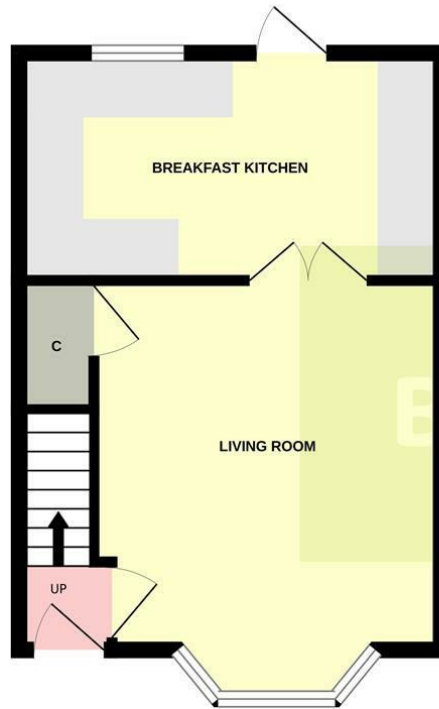


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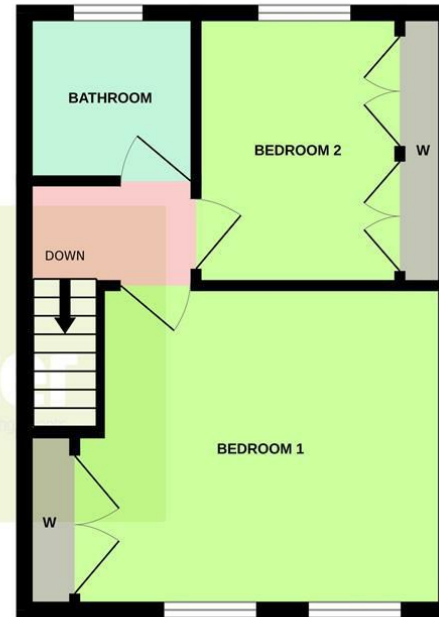
In compliance with NTSTERT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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
331 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.7 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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