



Fishemore Avenue, Hessele, HU13 9JS
Offers Over £150,000


**Philip
Bannister**
Estate & Letting Agents

Fishemore Avenue, Hessle, HU13 9JS

A delightful two bedroom end of terraced property, situated in an ever popular location within the heart of Hessle. Immaculately presented throughout with a stylish dining kitchen and a contemporary bathroom suite. Further benefitting from a stunning south facing rear garden and off-street parking to the rear, this property is certainly one not be missed.

Key Features

- Superbly Appointed
- Immaculately Presented
- End of Terrace
- South Facing Rear Garden
- Contemporary Bathroom
- Stylish Kitchen
- Parking to the Rear
- EPC = D
- View Now

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	87
(69-80) C	
(55-68) D	64
(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;

LIVING ROOM

15'2 x 14'2 into bay (4.62m x 4.32m into bay)
A well presented generous living space with feature fireplace housing gas fire, marble inset, surround and hearth. Also benefitting from a bay window to the front elevation and a storage cupboard.

DINING KITCHEN

15'10 x 10'2 (4.83m x 3.10m)
Stunning dining kitchen with shaker style wall and base units with contrasting work surfaces and brick tiled splashback. Integrated appliances include Gas Hob, Electric Oven, Extractor Hood and Stainless Steel Sink Unit. Further benefitting from ample dining space, access to the utility room, window to the rear elevation and a door leading to the rear garden.

UTILITY ROOM

9'4 x 4'4 (2.84m x 1.32m)
A handy utility area with laminated work surface, plumbing for an Automatic Washing Machine, window to the rear elevation, recessed spotlights and combination boiler.

FIRST FLOOR;

BEDROOM 1

12'1 x 10'6 (3.68m x 3.20m)
A bedroom of double proportions with fitted wardrobe and a window to the front elevation.

BEDROOM 2

10'10 x 8'6 (3.30m x 2.59m)
A generous bedroom with window to the rear elevation.

BATHROOM

7'10 x 6'2 (2.39m x 1.88m)
Contemporary bathroom with three piece suite comprising of a panelled bath with overhead shower, low flush WC and a floating sink unit. Also benefitting from tiled flooring and mosaic tiled splashbacks. a heated towel rail and a window to the rear elevation.

EXTERNAL;

FRONT

A forecourt area with wrought iron fence and gate.

REAR

Stunning south facing rear garden with brick-set patio area, turfed lawn, fenced borders and decked bar area. Secure gated off-street parking to the rear via a tenfoot.

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 sealed unit double glazing.

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 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 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 I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



GROUND FLOOR

1ST FLOOR



17 FISHEMORE AVENUE, HESSLE

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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