



Princes Avenue, Hesse, HU13 0AJ
Offers Over £170,000


Bannister
Estate & Letting Agents

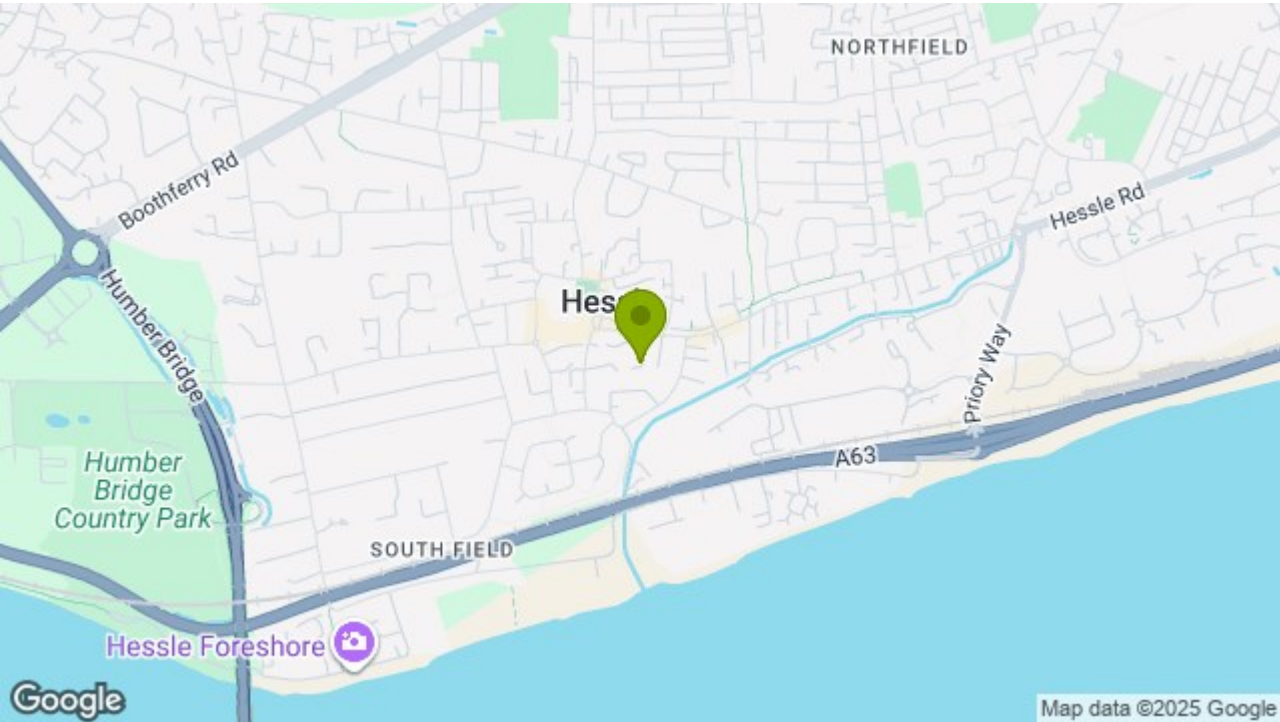
Princes Avenue, Hessle, HU13 0AJ

We are delighted to bring this wonderful family home to the market. Conveniently located in the heart of Hessle and within proximity to Hessle Square. This extended semi-detached home has a fabulous rear garden, private parking, and offered to the market with no onward chain. This property must be viewed early to avoid disappointment and requires a degree of modernisation.

Key Features

- No Onward Chain
- Offering Scope For Improvement and modernisation
- Desirable Location Close to Hessle Square
- Excellent Family Accommodation
- Extended Kitchen
- Superb Rear Garden
- EPC = E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	47	
(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.

ENTRANCE HALL

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

THROUGH LOUNGE/DINING AREA

25'11 into bay x 11' widening to 13'10 (7.90m into bay x 3.35m widening to 4.22m)

Lounge Area - with double glazed rounded bay window to the front elevation, feature fire surround and gas fire.

Dining Area - with double glazed window to the rear elevation, feature fireplace and gas fire.

EXTENDED KITCHEN

A well equipped kitchen with a variety of wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include a Gas Hob, Electric Oven, Extractor Fan and a Sink Unit, with plumbing for an Automatic Washing Machine. With two windows to the rear elevation and front elevation and a rear door.

CLOAKROOM/W.C.

with w.c. and single glazed window to the rear elevation

LANDING

with double glazed window to the side elevation and access to roof void.

BEDROOM 1

14'2 into bay x 9'7 (4.32m into bay x 2.92m)
with double glazed angle bay window to the front elevation.

BEDROOM 2

11'5 x 9'9 from front of wardrobes (3.48m x 2.97m from front of wardrobes)
with double glazed window to the rear elevation and built in wardrobes.

BEDROOM 3

9' x 7'3 (2.74m x 2.21m)
with double glazed window to the front elevation.

BATHROOM

with three piece suite, comprising panelled bath, wash hand basin, w.c., tiled to walls and a single glazed wooden window to the rear elevation

EXTERNAL

To the front of the property is a walled forecourt with wrought iron gates and driveway and to the rear is a lovely established lawn garden with flower and shrub borders, brick built single garage with up and over UPVC panelled door, fencing forming boundary and gate.

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 are including in the sale.

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 NTSEAT 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

AGENTS NOTES - UNREGISTERED TITLE

Please note we understand that this property holds an unregistered title and as such there may be additional costs to the purchasing process. We recommend a buyer should discuss this matter with their legal representative.

TENURE.

We understand that the property is Freehold



GROUND FLOOR



1ST 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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