



Southgate, Hesse, HU13 0DP  
Offers Over £250,000

Philip  
**Bannister**  
Estate & Letting Agents

# Southgate, Hessle, HU13 0DP

## Key Features

- Located in the heart of Hessle
- An Amazing, sized Family Home
- Entrance Hall, Through Lounge/Dining Area, Large Kitchen
- Cloakroom/w.c., Three Double Bedrooms, Attic/Loft Area
- Gardens Front and Rear, 10' Access
- Early Viewing Is a Must
- EPC - E

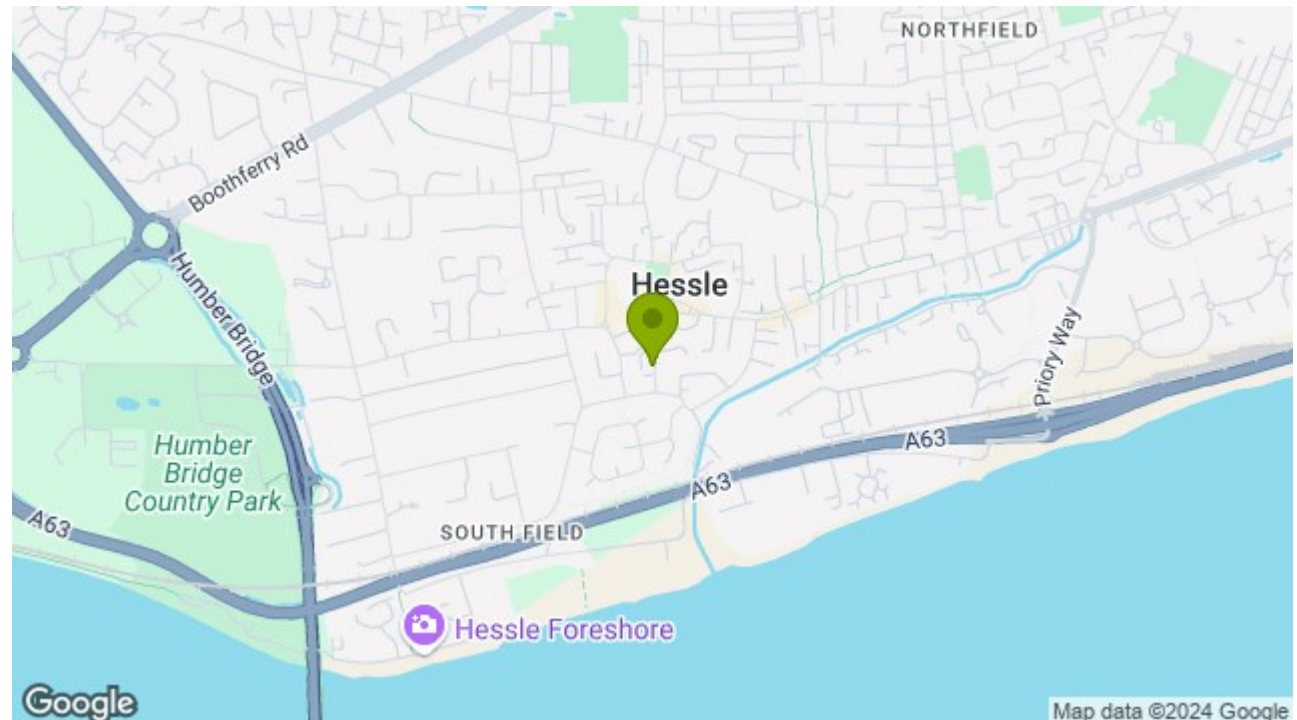
Nestled in the charming Southgate area of Hessle, this terraced house offers a warm and inviting atmosphere for a family to call home. Boasting a through lounge/dining area, three bedrooms, a further attic/loft area, and a well-appointed bathroom, this property is perfect for those seeking a comfortable living space.

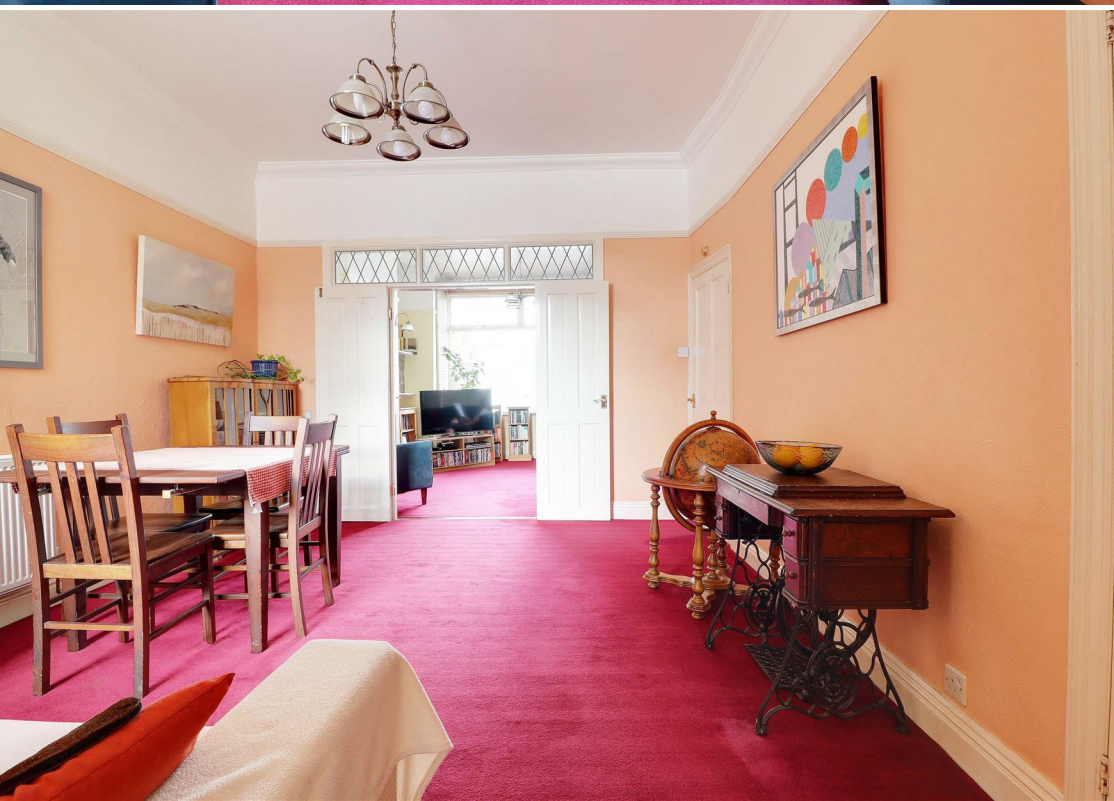
As you step inside, you are greeted by an entrance hall that leads to a spacious through lounge and dining area, a large fitted kitchen, cloakroom/w.c., To the first floor are three double bedrooms, bathroom and an attic/loft area presents a versatile space to the second floor.

Outside, a pleasant rear garden awaits, providing a tranquil retreat. With a 10' access,

Don't miss the opportunity to make this lovely property your own, situated in the heart of Hessle close to all the amenities it has to offer

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	69
(55-68) <b>D</b>	
(39-54) <b>E</b>	44
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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

with half glazed door, aminate flooring, radiator and stairs to first floor.

## THROUGH LOUNGE AREA/DINING AREA

14'9 x 11'10 lounge area (4.50m x 3.61m lounge area)  
with a square bay window, feature fireplace, gas fire and radiator.

## DINING AREA

15' x 11'10 (4.57m x 3.61m)  
with double glazed window, radiator and understairs cupboard

## LARGE KITCHEN

17'8 x 9'5 (5.38m x 2.87m)  
with a range of base and wall unit, quartz effect work surfaces, drawers, enamel sink unit, gas hob, electric oven, extractor hood, built in fridge/freezer, washing machine, tiled floor, splash back tiling, double glazed window and french doors leading out to the rear garden

## REAR LOBBY

with half glazed door.

## CLOAKROOM/W.C.

with w.c. and double glazed windows.

## LANDING

with fixed staircase to the attic/loft area

## BEDROOM 1

11'5 x 15'7 (3.48m x 4.75m)  
with two double glazed windows and radiator.

## BEDROOM 2

15'1 x 9'7 (4.60m x 2.92m)  
with double glazed window and radiator.

## BEDROOM 3

7'3 x 9'7 (2.21m x 2.92m)  
with double glazed window and radiator.

## BATHROOM

with a four piece suite, comprising panelled bath, shower in cubicle, wash hand basin, w.c., splash back tiling, radiator and double glazed window.

## ATTIC/LOFT AREA

with double glazed window and radiator.

## EXTERNAL

Outside is a front garden and to the rear is a lawn garden with patio area, fence forming boundary and double gates. A carport is accessible via a rear 10' 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 some replacement PVC double glazed frames and 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 C . (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

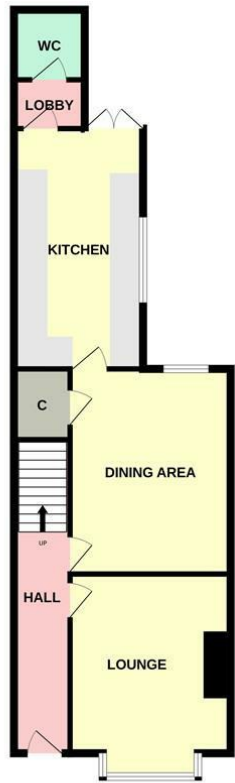
person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

### TENURE.

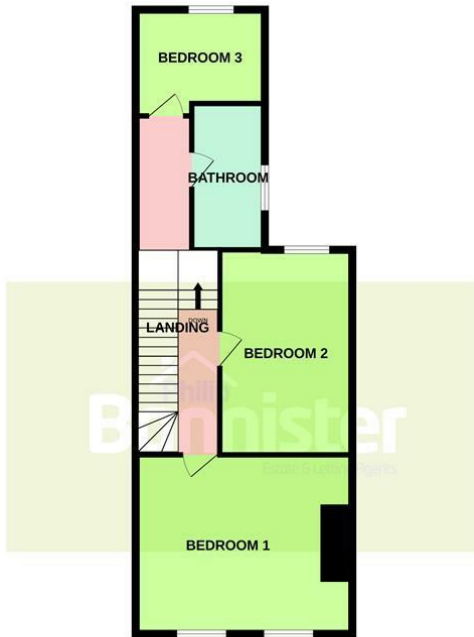
We understand that the property is Freehold.



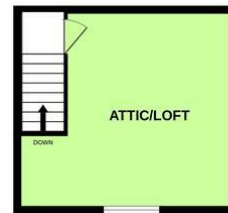
GROUND FLOOR



1ST FLOOR



2ND 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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