



Tower Hill, Hesse, HU13 0SP
£750 Per Calendar Month



Platinum Collection

Tower Hill, Hessle, HU13 0SP

A delightful two bedroom cottage in the heart of Hessle. Within close proximity to all local amenities. Short distance from both Hessle Square and The Weir. 2 Double bedrooms and beautifully presented throughout. Early viewing is essential.



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Key Features

- Ideally Located
- Close Proximity To Local Amenities
- Stunning Cottage
- Superb Dining Kitchen
- 2 Double Bedrooms
- Contemporary Bathroom Suite
- Fantastic Rear Garden
- EPC = D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		88
(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.

LIVING ROOM

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Beautifully presented living room with wall mounted electric fire.

DINING KITCHEN

BEDROOM 1

A generous double bedroom with window to the front elevation.

BEDROOM 2

A further bedroom of double proportions with a window to the side elevation.

BATHROOM

A fully tiled four piece bathroom suite comprising of Enclosed Shower Cubicle, Panelled Bath, Pedestal Sink Unit and a Low Flush WC. Benefitting from a heated towel rail, window to the rear elevation and recessed spotlights.

EXTERNAL

To the front of the property is a small gravelled forecourt, wrought iron fence and gate and a side passage leading to the rear garden.

To the rear is a fantastic rear garden, with patio area,

turfed lawn, decking area, storage shed and external light and power.

TENANCY INFORMATION

A minimum of 6 months (Assured Shorthold)
We will require One Months rental in advance.

Bond/Deposit equal to Five Weeks rent.

Sorry - No smokers.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£173.07). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If your application is successful, the holding deposit then forms part payment of your first months rent.

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.

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). We would recommend a tenant make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

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: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



Philip
Bannister
Estate & Letting Agents

Platinum Collection

58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN
Tel: 01482 649777 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

