



Richmond Road, Hessle, HU13 9DW

£129,950


**Philip
Bannister**
Estate & Letting Agents

Platinum Collection



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Looking for your first home? Look no further. This 2 bedroom property is situated within the heart of Hesse and is ready for you to put your own stamp on it. With extended accommodation to the ground floor, 2 generous bedrooms to the first, a fabulous kitchen and a modern shower room this really is one not to miss.



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Key Features

- No Onward Chain
- Sought-After Location
- Perfect Starter Home
- Ideal Buy-To-Let
- 2 Bed Mid House, Shower Room
- Fitted Kitchen, Cloakroom/w.c., Lean to Conservatory
- Gardens Front & Rear
- EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		90
(81-91)	B		
(69-80)	C	71	
(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;

LIVING ROOM

12 x 15'9 into bay (3.66m x 4.80m into bay)
A generous living space with bay window to the front elevation, access to the storage cupboard and recessed spotlights.

KITCHEN

15'1 x 8'2 (4.60m x 2.49m)
With shaker wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include an Electric Oven, Electric Hob and an Extractor Hood. Further benefitting from recessed spotlights, plumbing for a Washing Machine and a Dishwasher.

REAR LOBBY

WC

With low flush WC and a wash hand basin. Window to the rear elevation.

LEAN TO CONSERVATORY

7'6 x 7'3 (2.29m x 2.21m)
With laminate wood flooring and sliding rear doors.

FIRST FLOOR;

BEDROOM 1

11'7 x 11'8 + wardrobes (3.53m x 3.56m + wardrobes)
A bedroom of double proportions with 3 sets of fitted wardrobes and 2 windows to the front elevation.

BEDROOM 2

9'1 x 9'4 (2.77m x 2.84m)
A further double bedroom with a variety of fitted furniture and a window to the rear elevation.

SHOWER ROOM

With a three piece suite comprising of a shower enclosure, low flush WC and a wash hand basin. Further benefitting from a window to the rear elevation and recessed spotlights.

EXTERNAL;

FRONT

Walled forecourt with wrought iron gate.

REAR

Lovely rear garden with 2 block paved patio areas, a raised decking area, timber fencing, shed, and garage via 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 replacement PVC double glazed frames.

SECURITY - The property has the benefit of an installed burglar alarm system.

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.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents

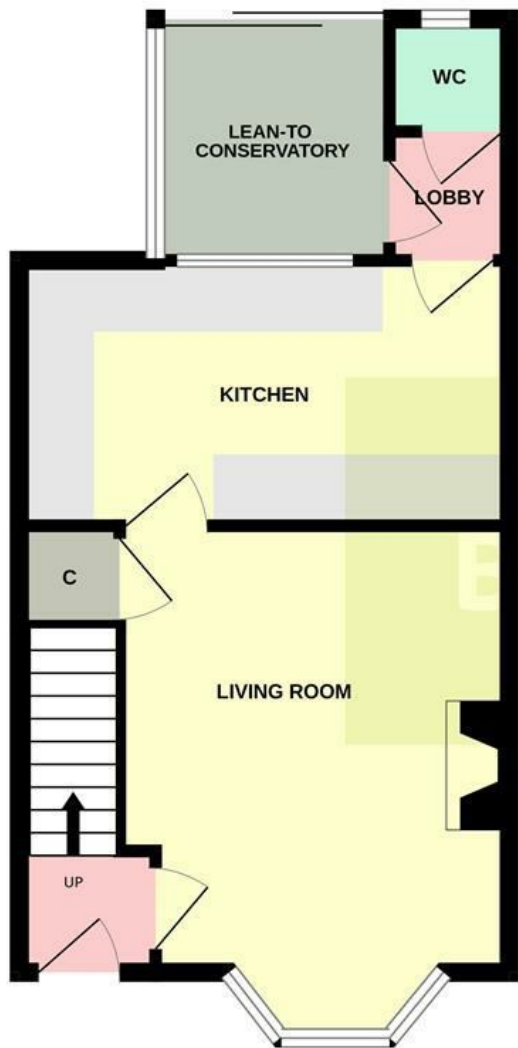


they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, 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.

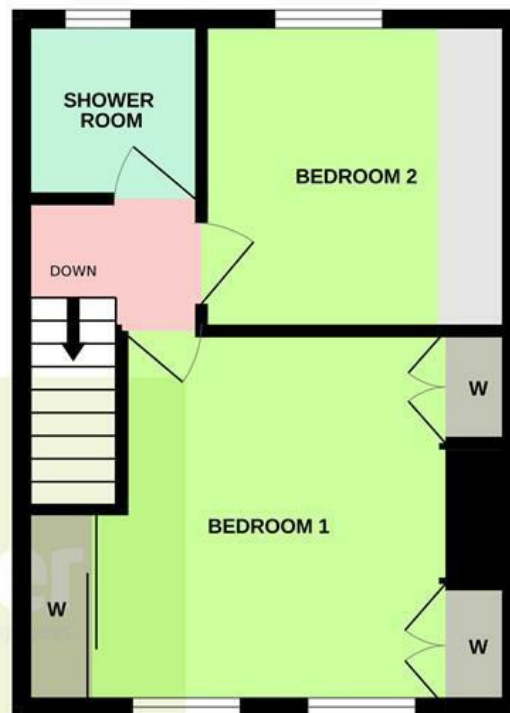
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate

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)

GROUND FLOOR



1ST FLOOR





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