



Hull Road, Hessle, HU13 9NH  
£575 Per Calendar Month



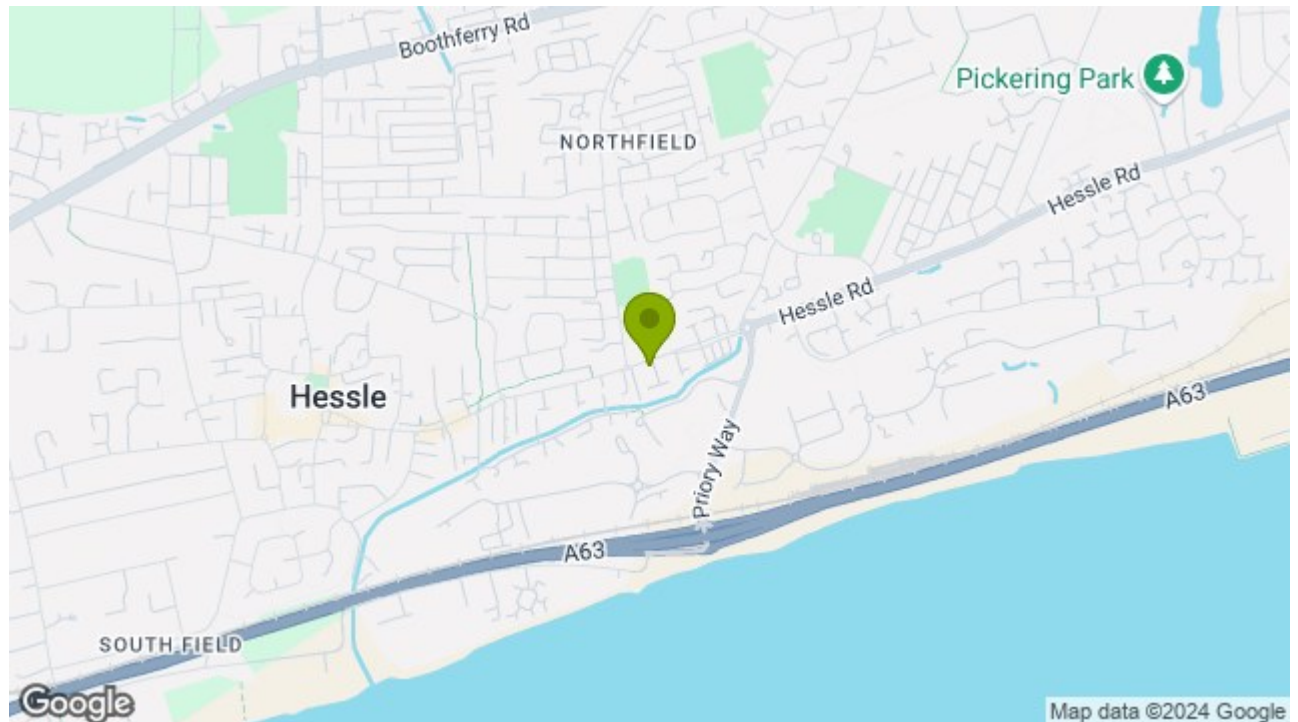
# Hull Road, Hessle, HU13 9NH

OFFERED UNFURNISHED - Recently refurbished good sized 2 Bedroom Duplex apartment with private entry and use of garage. Viewing recommended.

## Key Features

- Offered Unfurnished
- Recently Renovated
- 2 Bedroom Duplex Apartment
- Has Private Access
- First Floor Living Room & Kitchen
- First & Second Floor Bedrooms + Bathroom
- Use Of Garage via Victoria Street
- Gas c/htg & uPVC d/glzd
- TAX A EPC C
- Must Be Viewed!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







## INTRODUCTION

This spacious Duplex apartment has the benefit of gas central heating & uPVC double glazing. The accommodation features private ground floor access to staircase. First floor comprises Living Room, Bedroom & Kitchen and a further Bedroom and Bathroom to the second floor. The apartment also has the use of a garage via Victoria Street. Viewing is highly recommended.

## 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 uPVC 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 A (East Riding Of Yorkshire Council).

**VIEWING** - Strictly by appointment with the sole agents.

## TENANCY INFORMATION

A minimum of 6 months (Assured Shorthold)

We will require One Months rental in advance.

Bond/Deposit equal to One Months 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.

(£132.69) 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.

## TENURE

We understand that the property is Freehold.

## 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 £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)



58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0RN  
Tel: 01482 649777 | Email: [info@philipbannister.co.uk](mailto:info@philipbannister.co.uk)  
[www.philipbannister.co.uk](http://www.philipbannister.co.uk)



  
**Philip  
Bannister**  
Estate & Letting Agents