



Hull Road, Hessele, HU13 9LU

Asking Price £199,950



Platinum Collection

Hull Road, Hesse, HU13 9LU

Welcome to this property located on Hull Road in the delightful Town of Hesse. This terraced house offers a unique opportunity as it is currently being used as two separate dwellings but is being sold as a full house, providing versatility and potential for the new owners.

The property briefly comprises of an entrance, two reception rooms, (with a separate staircase leading to two bedrooms and a further Bathroom) , large dining/living Kitchen, rear porch and downstairs bathroom, further two bedrooms, kitchen and a shower room. Outside you have a forecourt, small rear courtyard and a carport and garage. Contact us today to arrange a viewing and discover the endless possibilities that this property has to offer.



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Key Features

- Being sold as a 4 Bedroom end terraced house (currently being used as two dwellings)
- Entrance, Two Reception rooms, Large Living/dining kitchen
- Four Bedrooms, three Bathrooms, courtyard, Carport and Garage
- Early Viewing is a must
- EPC -



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

FIRST DWELLING

ENTRANCE PORCH

with double glazed entrance door.

LOUNGE

15'7 into bay x 14'9 (4.75m into bay x 4.50m) with double glazed angle bay window to the front elevation and feature fireplace with open fire.

DINING AREA

11'8 x 8'7 (3.56m x 2.62m) with understairs cupboard

LARGE LIVING/DINING KITCHEN

32'1 x 11'10 (9.78m x 3.61m) with a range of base and wall units, laminate work surfaces, sink unit, hob, electric oven, splash back tiling, tiled floor area, two double glazed windows to the side elevation, open fire, stairs to first floor and double glazed door and screen.

BATHROOM

with a three piece white suite, comprising panelled bath, wash hand basin, w.c., splash back tiling, cupboard and double glazed window to the rear elevation.

FIRST FLOOR

BEDROOM 3

12'10 x 11'10 (3.91m x 3.61m) with double glazed window to the side elevation.

BEDROOM 4

8'4 x 11'10 max measurements (2.54m x 3.61m max measurements) with two double glazed windows to the side and rear elevations.

SHOWER ROOM

9'11 x 8'9 (3.02m x 2.67m) with a three piece white suite, comprising shower cubicle, wash hand basin, w,c, splash back tiling and double glazed window to the side elevation.

SECOND DWELLING

BEDROOM 1 (CURRENTLY USED AS A LOUNGE)

13'2 x 12'3 max measurements (4.01m x 3.73m max measurements) with double glazed window to the front elevation and feature fireplace with gas fire.

BEDROOM 2

13'2 x 8'8 (4.01m x 2.64m) with double glazed window to the front elevation

BOX ROOM (CURRENTLY USED AS A KITCHEN)

6' x 12'6 (1.83m x 3.81m) with a range of base and wall units, laminate work surfaces, sink unit, electric cooker box, splash back tiling and double glazed window to the rear elevation

SHOWER ROOM

5'6 x 8'8 (1.68m x 2.64m) with a three piece white suite, comprising shower, wash hand basin, w.c.

EXTERNAL

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 both these properties are property is Band A. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this and be aware that the tax band may be different and should be investigate buy the potential purchaser looking yo purchase this property as a 4 bedroom house..

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 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)

TENURE.

We understand that the property is Freehold.



GARAGE IN
USE 24 HOURS
Please don't park in front
of the door, thanks.

EVOCUE

LAND ROVER



GROUND FLOOR



1ST FLOOR





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