



Fishemore Avenue, Hessele, HU13 9JP
Asking Price £155,000

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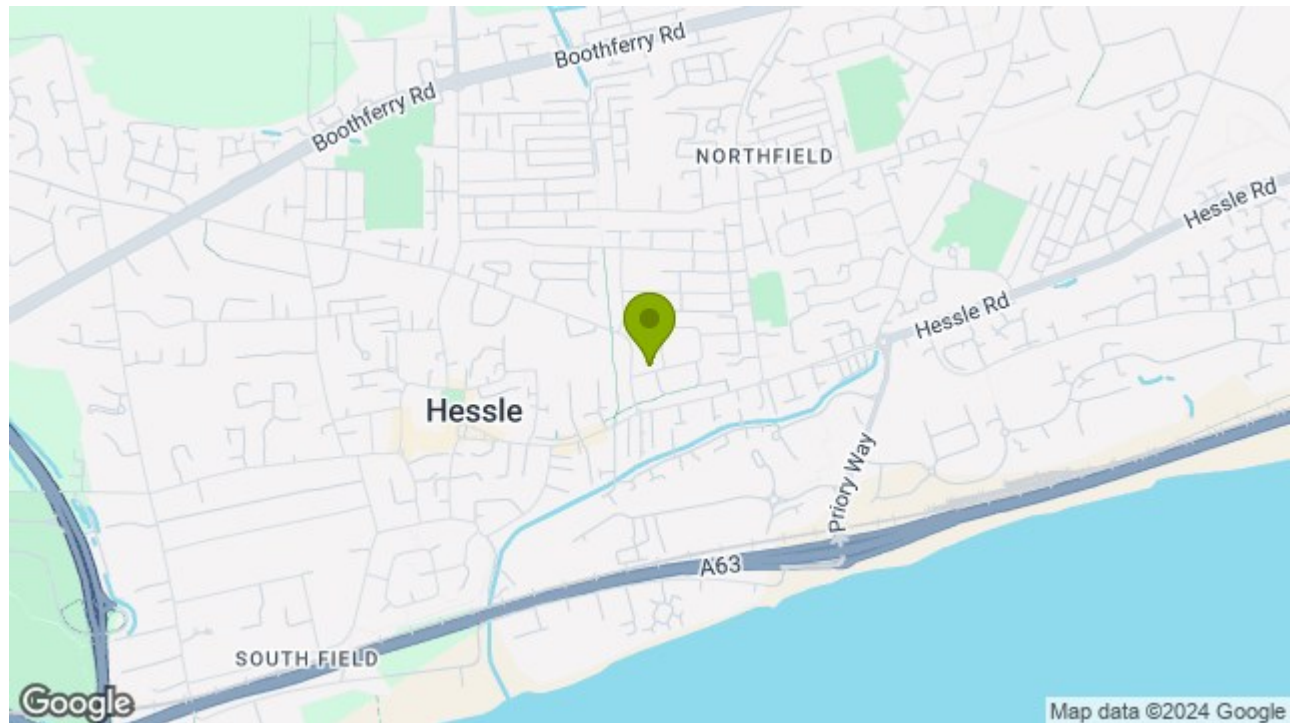
Key Features

- Excellent Location, and No Chain Involved
- Two Bedroom (plus a Loft Area), Semi Detached house
- Entrance Hall, Lounge, Large Dining Kitchen
- Bathroom, Gardens Front and Rear, Off Road Parking
- Early Viewing Is A Must
- EPC - D

Situated on Fishemore Avenue of Hessle, this charming semi-detached house offers a fantastic opportunity for a new homeowner and which is need of a little attention. Boasting a spacious lounge, a large dining kitchen, a welcoming entrance hall, cloakroom/w.c., two bedrooms, a well-maintained bathroom, and a versatile loft area, this house is ideal for the first time buyer. Outside is a front and rear gardens and off road parking

Situated in a superb location in Hessle, this property benefits from a serene neighbourhood with easy access to local amenities and excellent transport links. The property is offered with no chain and early viewing is highly recommended to secure this delightful home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(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.

ENTRANCE HALL

with double glazed entrance door.

LOUNGE

11'10 x 11'6 (3.61m x 3.51m)

with a double glazed window to the front elevation and double doors to:

LARGE DINING KITCHEN

7'9 x 22'3 (2.36m x 6.78m)

with a range of base and wall unit, laminate work surfaces, drawers, sink unit, 2 double glazed windows to the rear and side elevation, double glazed door and double glazed patio doors to the rear garden

CLOAKROOM/W.C.

with w.c. and window to the side elevation

LANDING

with double glazed window to the front elevation and fixed staircase to the loft area

BEDROOM 1

11'3 x 10'3 (3.43m x 3.12m)

with double glazed window to the front elevation.

BEDROOM 2

8'8 x 10'9 (2.64m x 3.28m)

with double glazed window to the rear elevation.

BATHROOM

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

LOFT AREA

9'3 x 14'10 (2.82m x 4.52m)

with two velux windows to the rear elevation

EXTERNAL

Outside to the

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 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.

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.

AGENTS NOTES - PROBATE

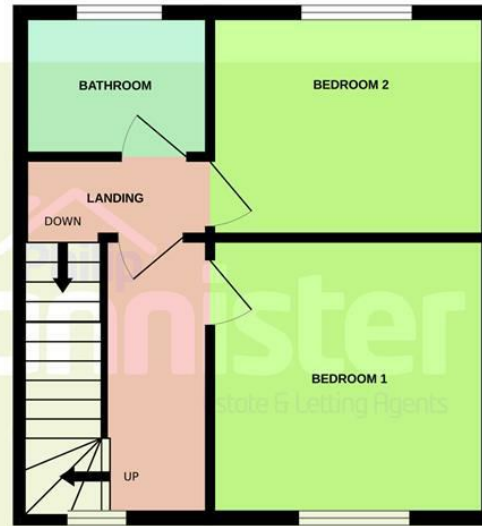
Please note that the property is currently seeking Grant of Probate and as such completion of purchase could be delayed.



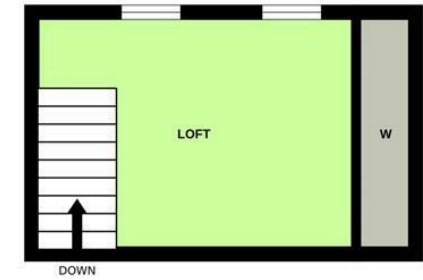
GROUND FLOOR



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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