



Salisbury Street, Hesse, HU13 0SE
£220,000


**Philip
Bannister**
Estate & Letting Agents

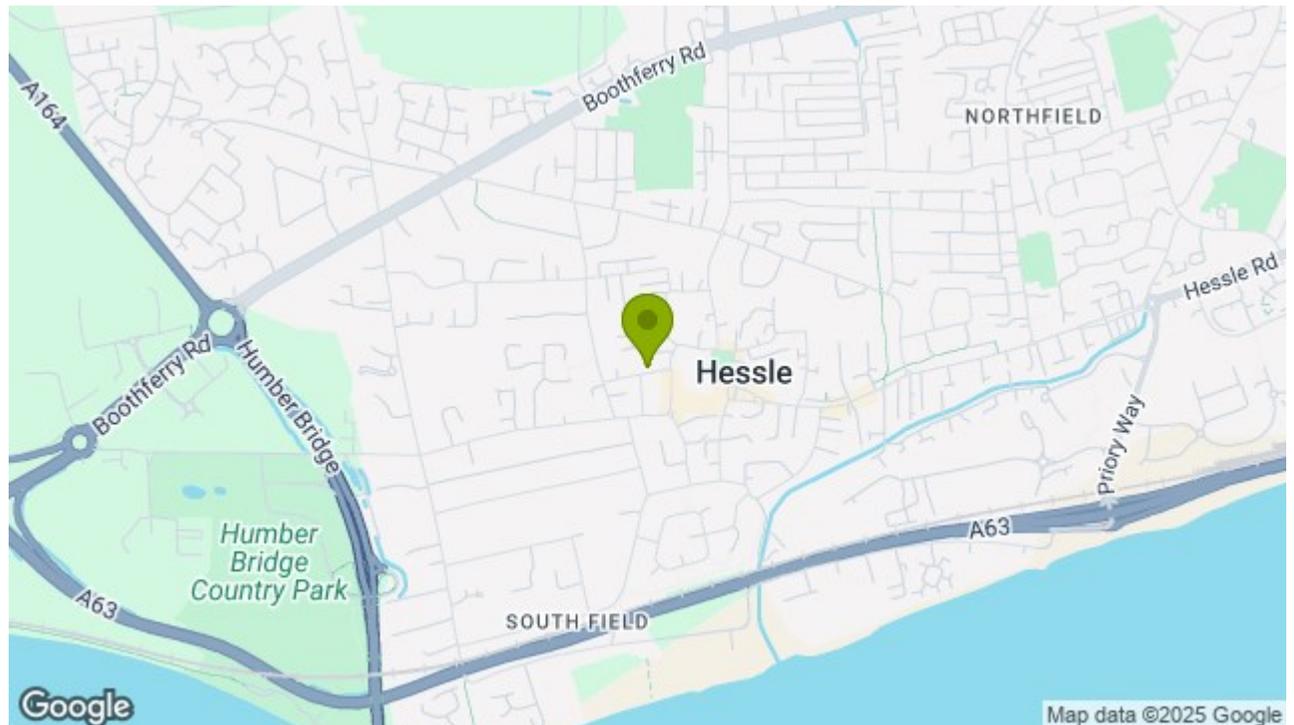
Salisbury Street, Hessle, HU13 0SE

Rarely available, this fabulous 4 bedroom family home is situated within the very heart of Hessle. With spacious and flexible living accommodation, generous bedrooms, modern kitchen and bathroom this property is an absolute gem. Larger than average plot to the rear and offered to the market with no onward chain. Act fast.

Key Features

- Sought-After Location
- 4 Bedrooms (3 Doubles)
- Ideal Family Home
- 3 Reception Rooms
- Stunning Kitchen
- Contemporary Bathroom
- No Onward Chain
- EPC = E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	42	
(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;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation with stairs off.

LIVING ROOM

11 + bay x 12'10 (3.35m + bay x 3.91m)

A bay front living room with feature fireplace and open to the Dining Area.

DINING AREA

10'5 x 12'11 (3.18m x 3.94m)

Further reception space ideal for a dining area with window to the rear elevation and open to the Living Room.

KITCHEN

15'4 x 10'5 (4.67m x 3.18m)

Modern kitchen with grey shaker wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include a Gas Hob with Electric Oven. Extractor Hood and a Sink Unit, with further plumbing for an Automatic Washing Machine and space for an undercounter Fridge and Freezer. Further benefitting from recessed spotlights, tiled flooring and a window to the side elevation.

REAR LOBBY;

WC

With low flush WC, vanity wash hand basin and an electric towel radiator.

GARDEN ROOM

10'5 x 11 (3.18m x 3.35m)

A fabulous addition to the property providing further reception space, laminate wood flooring and sliding patio doors.

FIRST FLOOR;

BEDROOM 1

13'5 x 11 (4.09m x 3.35m)

A bedroom of double proportions with walk-in wardrobes and 2 windows to the front elevation.

BEDROOM 2

12'10 x 12 (3.91m x 3.66m)

A further bedroom of double proportions with window to the rear elevation and a fitted wardrobe.

BEDROOM 3

10'4 max x 10'5 (3.15m max x 3.18m)

A bedroom of single proportions with fire window to the rear elevation.

BATHROOM

With a three piece suite comprising of a panelled bath with overhead shower, a low flush WC and a vanity wash hand basin. Further benefitting from a heated towel rail, partially tiled walls and a window to the rear elevation.

SECOND FLOOR;

BEDROOM 4

17'11 max x 16'3 (5.46m max x 4.95m)

EXTERNAL;

FRONT

Walled forecourt with a wrought iron gate.

REAR

Fantastic rear plot laid mainly to lawn with fenced borders, block paved patio area, pond and access to the Garage.

GARAGE

Accessed via the tenfoot with side hinged doors, rear door and window.

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 B (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

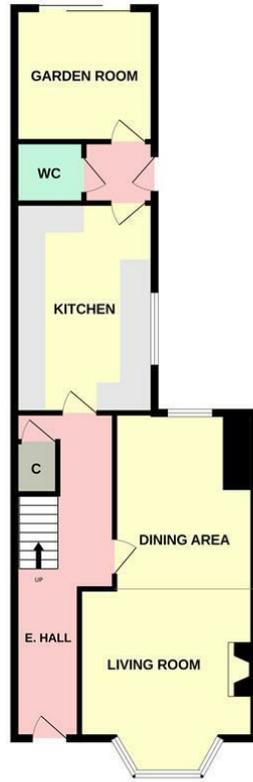
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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)



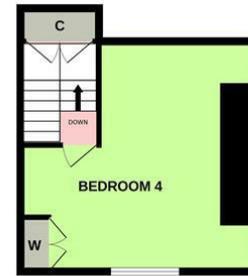
GROUND FLOOR
736 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



2ND FLOOR
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA: 1592 sq.ft. (147.9 sq.m.) approx.

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

