



Salisbury Street, Hesse, HU13 0SE
Asking Price £189,950


**Philip
Bannister**
Estate & Letting Agents

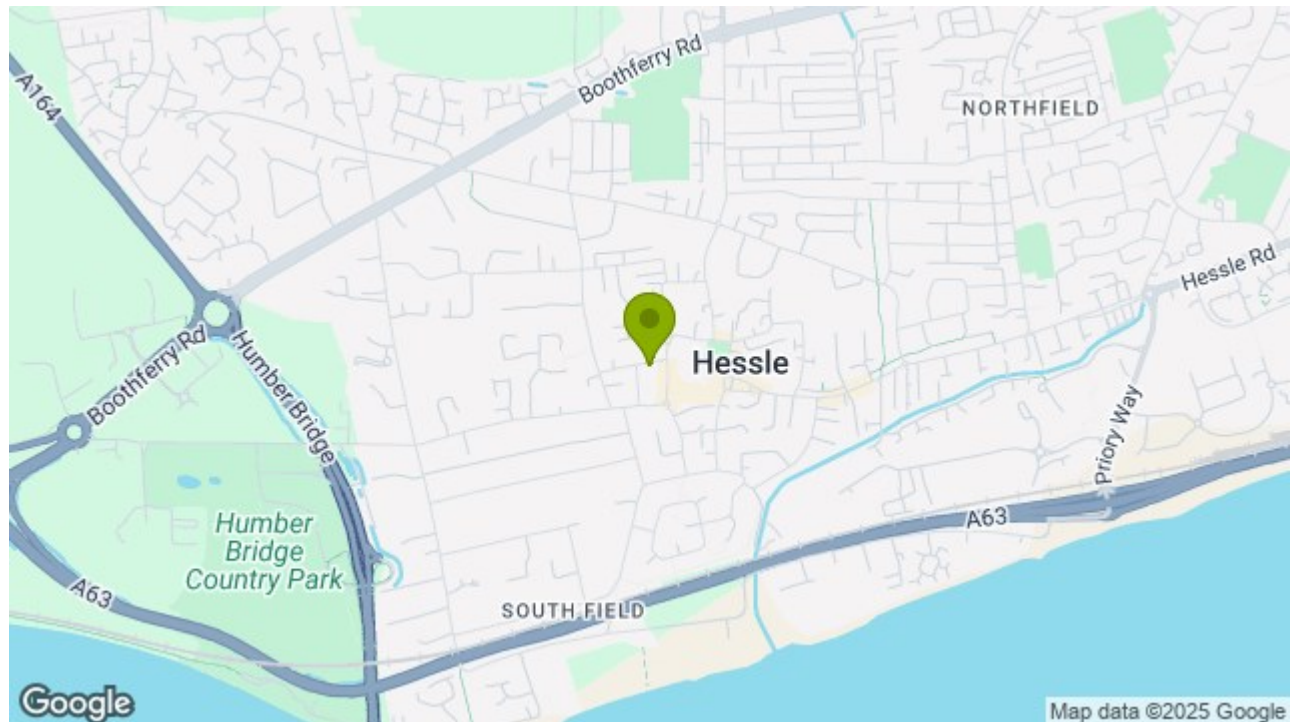
Salisbury Street, Hessle, HU13 0SE

Key Features

- Superb End Of Terraced Home
- Well Present Throughout
- Spacious Living/Diner
- Extended Modern Kitchen
- Three Bedrooms
- Beautiful Three Piece Bathroom Suite
- South Facing Rear Garden
- EPC= D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Situated in the heart of Hessle lies this beautifully presented three bed family home! Having undergone a number of updates and alterations in recent times, the current owners have made a fine example of a beautiful family home that offers generous and modern living accommodation throughout. Ideally situated in close proximity to all the fantastic amenities of Hessle and well regarded schools in close proximity, the property would make a great purchase for a first time buyer or a lovely family home. This beautifully present home briefly comprise of a welcoming entrance hall, a good size lounge with a dining area, cloakroom/w.c., extended modern kitchen/dining that opens up to the a south facing rear garden. To the first floor is three bedrooms and fantastic family bathroom. Viewings are a must to appreciate this superb home.





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, laminate flooring, radiator and stairs to first floor

THROUGH LOUNGE INCORPORATING DINING AREA

22' into bay x 11'11 narrowing to 9'7 (6.71m into bay x 3.63m narrowing to 2.92m)
Lounge Area - with double glazed angle bay window to the front elevation, wood burner and storage cupboards to side.

Dining Area - with laminate flooring and radiator.

INNER LOBBY

with storage cupboard

CLOAKROOM/W.C.

with two piece white suite, comprising wash hand basin and w.c..

EXTENDED LIVING KITCHEN

21'2 x 10'5 (6.45m x 3.18m)
with a range of base and wall unit, laminate work surfaces, drawers, stainless steel sink unit, built in dishwasher and fridge freezer, induction hob, electric oven built in microwave, Amtico flooring, splash back tiling, velux sky lights, radiator and double glazed french doors to the rear garden.

LANDING

BEDROOM 1

15'5 max measurements x 11' (4.70m max measurements x 3.35m)
with double glazed window to the front elevation, radiator and storage cupboard.

BEDROOM 2

9'7 x 7'9 (2.92m x 2.36m)
with double glazed window to the rear elevation and radiator.

BEDROOM 3

6' x 8'1 (1.83m x 2.46m)
with double glazed window to the side elevation and radiator.

BATHROOM

6' x 8'1 (1.83m x 2.46m)
with a three piece white suite, comprising panelled bath, wash hand basin, w.c., radiator and double glazed window to the rear elevation.

EXTERNAL

Outside to the front is a forecourt area and to the rear is a south facing rear garden with artificial grass, patio area, shed, fence forming boundary and gate.

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

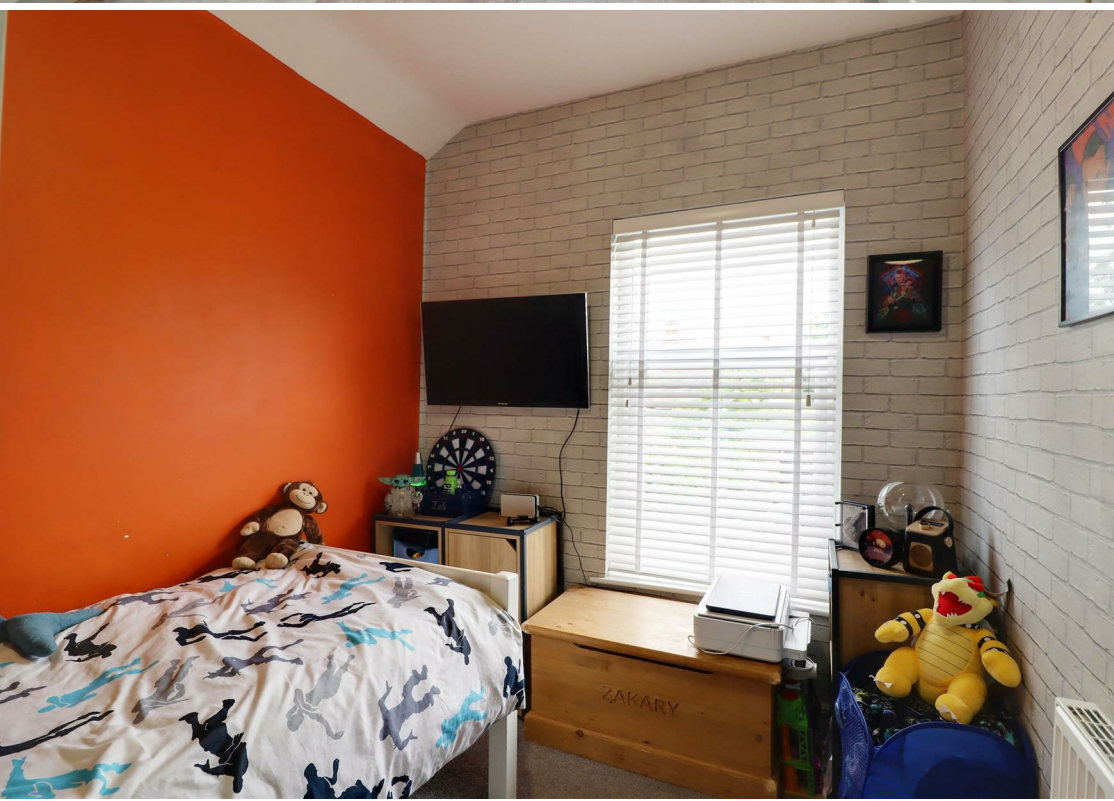
The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer in-house professional 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: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

TENURE.

We understand that the property is Freehold.





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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