



Unity Avenue, Hessle, HU13 9NF
Offers Over £180,000


**Philip
Bannister**
Estate & Letting Agents

Unity Avenue, Hessle, HU13 9NF

Key Features

- Early viewing a must And A credit To it's Current Owners
- Conveniently Located In A Cul De Sac Position
- Entrance Hall, Lounge, Dining/Separate Sitting Room
- Fitted Kitchen, Three Excellent Sized Bedrooms
- Bathroom, Forecourt, Rear Garden And Drive
- Call Us Today To secure Your Viewing
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

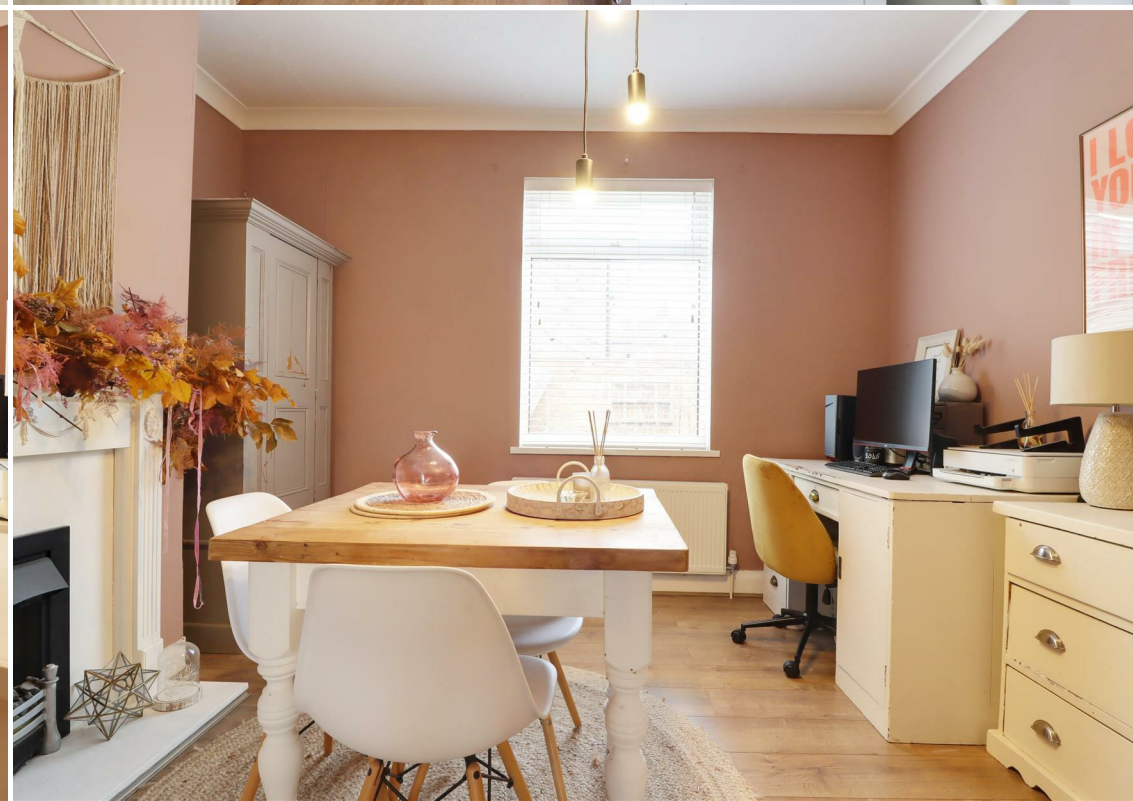
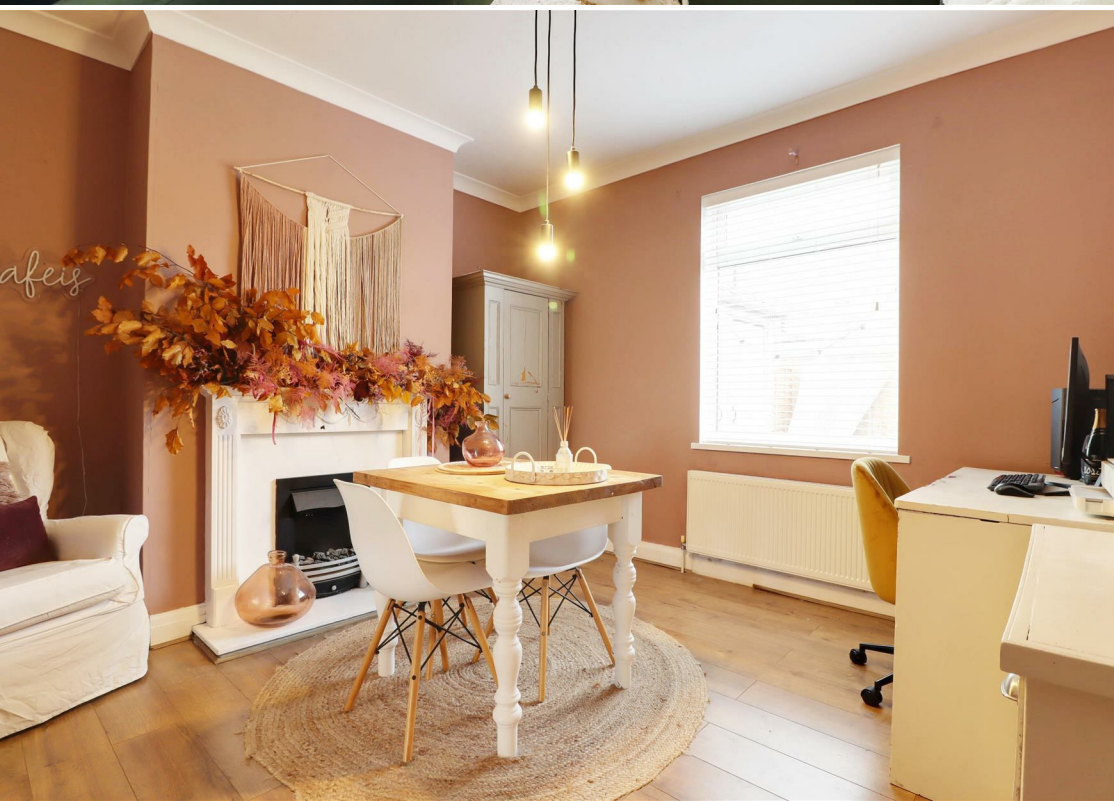
Nestled in the charming cul de sac of Unity Avenue, Hessle, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. With its prime location close to Hessle Town, residents will enjoy easy access to a variety of local amenities, including shops, schools, and parks.

Upon entering the property, you are welcomed by a spacious entrance hall that leads to two inviting reception rooms. The lounge offers a comfortable space , while the dining room is perfect for entertaining guests. The fitted kitchen is well-equipped, providing a functional area for culinary pursuits.

The first floor boasts three generously sized bedrooms, and a bathroom with three piece suite. Outside, the property features a forecourt and a rear garden, providing a lovely outdoor space for children to play or for hosting summer gatherings. Additionally, there is parking available for one vehicle, adding to the convenience of this home.

This semi-detached house is a true gem in a sought-after location. Early viewing is highly recommended to fully appreciate the potential this property has to offer, and is a credit to it's current owners.





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

With double glazed door, double glazed window to front elevation, laminate flooring, radiator and understairs cupboard.

LOUNGE

13'1" into bay x 12'3" (3.99m into bay x 3.73m)
With large double glazed square bay window to front elevation letting in lots of natural light, feature fireplace, gas fire with cast iron back, and radiator.

DINING/SEPARATE SITTING ROOM

11'11" x 12'3" (3.63m x 3.73m)
With double glazed window to rear elevation, feature fireplace with electric fire laminate flooring and radiator

FITTED KITCHEN

11'11" x 6'11" (3.63m x 2.11m)
With a range of base and wall units, laminate work surfaces, sink unit, electric oven and hob, extractor hood, plumbing for automatic washing machine, laminate flooring, splash back tiling, double glazed window to rear elevation and double glazed entrance door.

FIRST FLOOR

LANDING

With double glazed window to side elevation, access to roof void.

BEDROOM 1

10'7" x 12'3" (3.23m x 3.73m)
With double glazed window to front elevation, cast iron feature fireplace and radiator.

BEDROOM 2

11'11" x 11'0" (3.63m x 3.35m)
With double glazed window to rear elevation, storage cupboard cast iron feature fireplace and radiator.

BEDROOM 3

8'1" x 8'9" (2.46m x 2.67m)
With double glazed window to rear elevation, stripped floor boards, built in wardrobe and radiator.

BATHROOM

4'9" x 7'2" (1.45m x 2.18m)
With a three piece white bathroom suite, comprising panelled bath, wash hand basin, w.c., rain shower over bath, glazed shower screen, heated towel rail, tiled flooring, half tiled and double glazed window to front elevation

EXTERNAL

Outside is a forecourt area and to the rear is a lawn garden with 2 outbuildings, a further storage shed, fencing and brick walling forming boundary with gate and a side driveway offering off road parking.

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.

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.

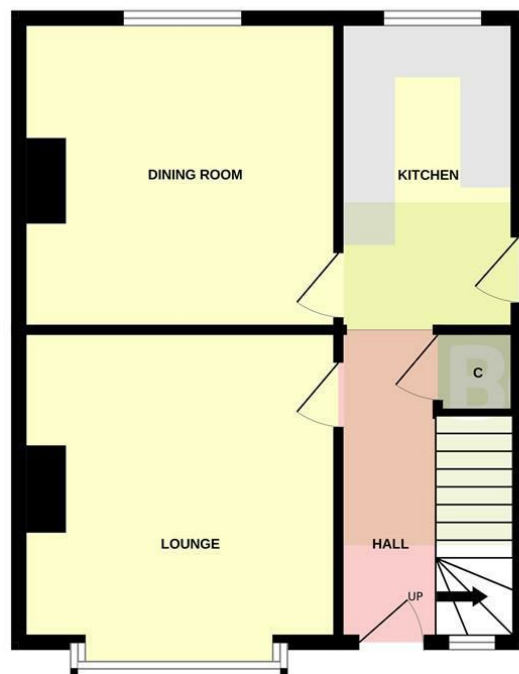
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn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



GROUND FLOOR



1ST 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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