



Belvedere Road, Hessle, HU13 9JH
£200,000


**Philip
Bannister**
Estate & Letting Agents

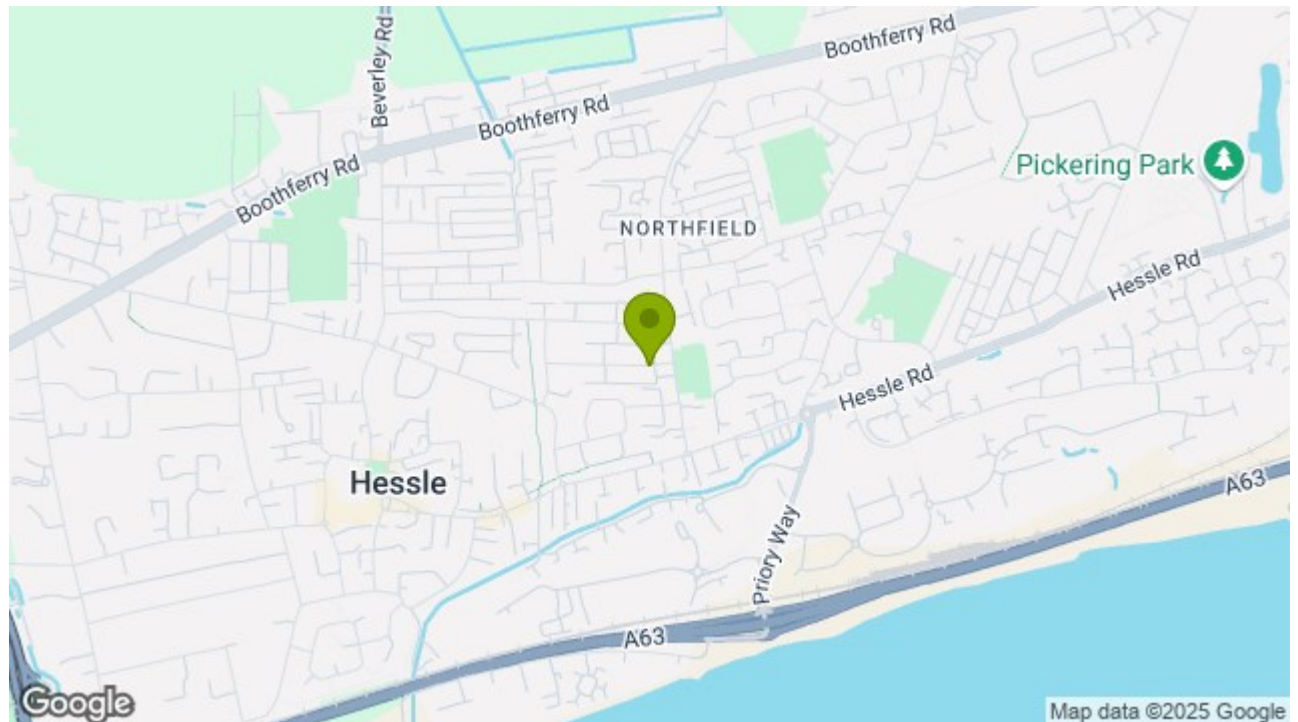
Belvedere Road, Hessle, HU13 9JH

Situated in the heart of Hessle, this perfect family home offers generous living accommodation in a highly desirable location. Boasting a thoughtfully converted loft space, it provides ample room for a growing family. With the added benefits of off-street parking and two garages, there is plenty of space for vehicles and storage. This charming property seamlessly blends comfort and convenience, making it an ideal choice for those seeking a welcoming home in a sought-after location.

Key Features

- Sough-After Location
- Southerly Facing Rear Garden
- Generous Living Accommodation
- Immaculately Presented
- Off-Street Parking
- 3 Bedrooms + Loft Space
- EPC = E
- 2 Detached Garages

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	52	
(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.

GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall with stairs off.

LIVING ROOM

14'6 into bay x 11'4 (4.42m into bay x 3.45m)
A generous living space with bay window to the front elevation and a feature fireplace housing a gas fire.

DINING AREA

10'10 x 10;10 + bay (3.30m x 3.05m;3.05m + bay)
A versatile reception space currently utilised as a dining area with solid wood flooring, open to the Kitchen and a bay to the rear elevation.

KITCHEN

22'7 x 7'2 max (6.88m x 2.18m max)
With a comprehensive range of shaker style wall and base units, solid wood work surfaces and a tiled splashback. Integrated appliances include a Range Cooker, Extractor Hood, space for a Fridge/Freezer and plumbing for an Automatic Dishwasher and Washing Machine. Further benefitting from solid wood flooring, a door to the side elevation and windows to the side and rear elevations.

FIRST FLOOR;

BEDROOM 1

14'6 into bay x 10'11 (4.42m into bay x 3.33m)
A bedroom of double proportions with a bay window to the front elevation.

BEDROOM 2

10'11 x 10'5 (3.33m x 3.18m)
A further double bedroom with storage cupboard and a window to the rear elevation.

BEDROOM 3

7'2 x 6 (2.18m x 1.83m)
A single bedroom with window to the front elevation.

BATHROOM

With a three piece suite comprising of a panelled bath shower attachment, low flush WC and a wash hand basin. Further benefitting from tiled walls, a radiator and a window to the rear elevation.

LOFT AREA;

LOFT ROOM

14'5 x 10'3 (4.39m x 3.12m)
A very useful addition to the property providing a flexible space benefitting from a Velux window, eaves storage, recessed spotlights and a fixed staircase.

EXTENRAL;

FRONT

A driveway providing off-street parking.

REAR

A southerly facing rear garden with block paved patio area and a shaped lawn.

GARAGE 1

A detached garage with light and power supply side door and up and over door accessed via the tenfoot.

GARAGE 2

A

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.

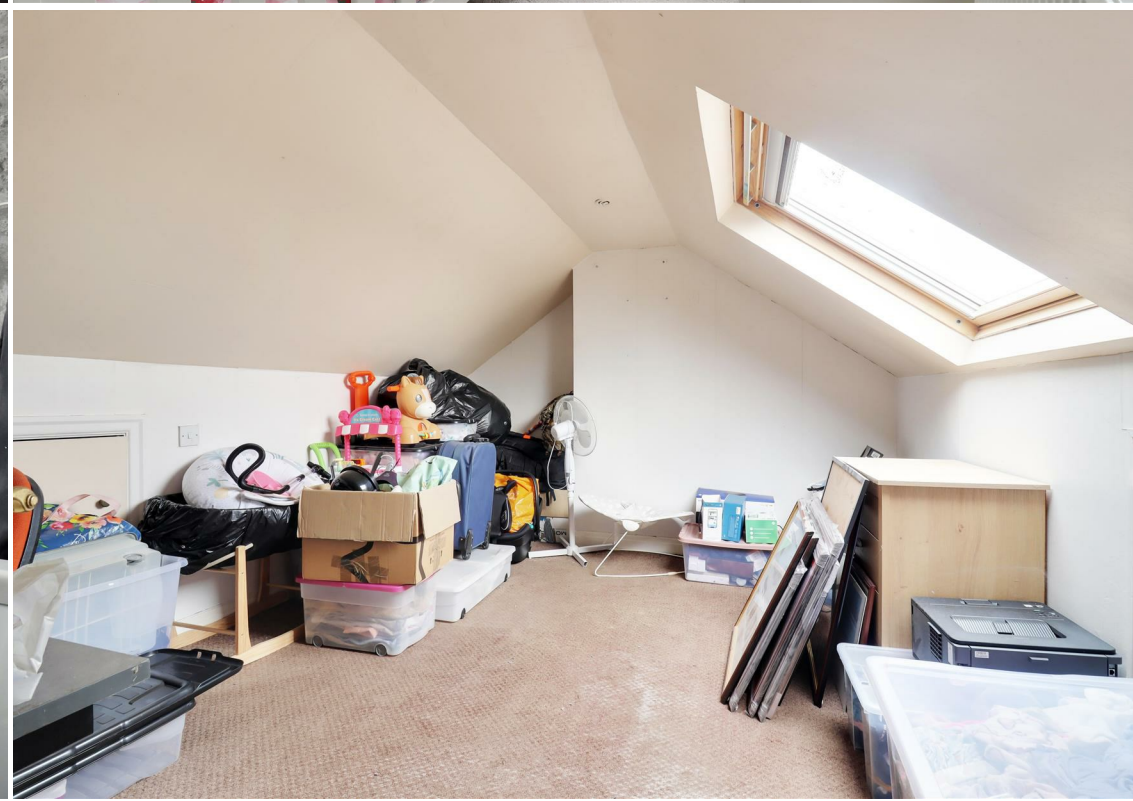
TENURE

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

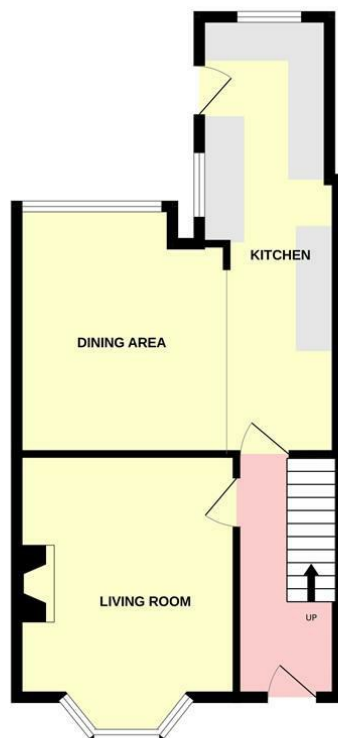
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to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore 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)



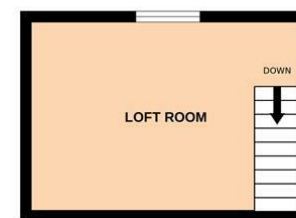
GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



2ND FLOOR
148 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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

Philip Bannister
Estate & Letting Agents