



Fishemore Avenue, Hessele, HU13 9JT  
£210,000

  
**Philip  
Bannister**  
Estate & Letting Agents

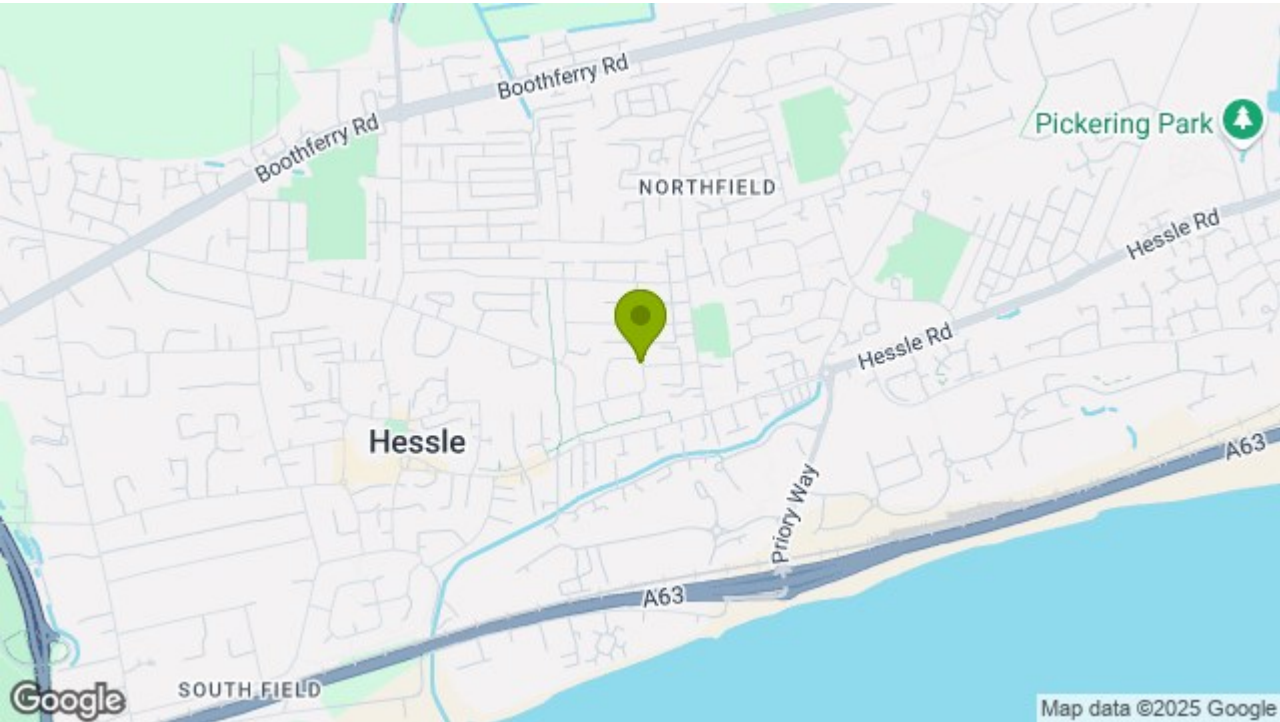
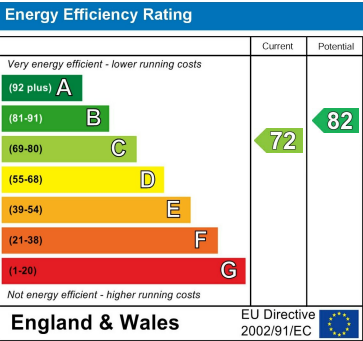


# Fishemore Avenue, Hessle, HU13 9JT

Situated in a highly sought-after part of Hessle, this exceptional family home has been extensively altered and extended to offer generous living space and well-proportioned bedrooms. Boasting a modern kitchen and stylish bathroom, the property seamlessly combines contemporary comfort with practical family living. The landscaped rear garden provides a perfect outdoor retreat, while off-street parking and a garage add to the convenience. A truly wonderful home, ideal for those seeking both space and style in a prime location.

## Key Features

- Semi-Detached Family Home
- Vastly Extended
- 3 Bedrooms
- Generous Living Space
- Ample Off-Street Parking
- Garage
- Sought-After Location
- EPC =







## 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

A welcoming entrance hall with solid wood flooring, two storage cupboards and stairs off.

## CLOAKROOM

With low flush WC and a wash hand basin.

## STUDY

8'2 x 4'4 (2.49m x 1.32m)

A versatile space currently utilised as an office with solid wood flooring and a window to the front elevation.

## LIVING / DINING ROOM

22'6 x 11'9 (6.86m x 3.58m )

A generous and flexible reception space with ample room for relaxing and dining. Benefitting from solid wood flooring a wall mounted electric fire, window to the rear elevation and glazed doors leading to the sitting room.

## SITTING ROOM

10'3 x 12'6 (3.12m x 3.81m )

A superb addition to the property providing further reception space with solid wood flooring, a log burning stove, French doors leading to the patio and a window to the rear elevation.

## BREAKFAST KITCHEN

13'2 x 7'5 (4.01m x 2.26m )

A modern breakfast kitchen with grey gloss wall and base units with laminated work surfaces, upstands and a solid oak breakfast bar. Integrated appliances include an Electric Oven, Electric Hob, Extractor Hood, Microwave, Fridge/Freezer and a Slimline Dishwasher. Further benefitting from a vertical radiator, 2 skylights, a window to the front elevation and laminate wood flooring.

## UTILITY ROOM

7'5 x 5'8 (2.26m x 1.73m )

With grey gloss wall and base units, laminated work surfaces and upstands. Further benefitting from a stainless steel sink unit, sky light, plumbing for an Automatic Washing Machine and space for a Tumble Dryer.

## FIRST FLOOR;

### BEDROOM 1

11'11 x 10'11 (3.63m x 3.33m )

A bedroom of double proportions, laminate wood flooring and a window to the rear elevation.

### BEDROOM 2

12 x 10'8 (3.66m x 3.25m )

A further double bedroom with a range of fitted furniture including wardrobes, overhead cupboards and dressing tables, further benefitting from a window to the rear elevation.

### BEDROOM 3

8'2 x 8 (2.49m x 2.44m )

A generous bedroom with open storage cupboard and a window to the side elevation.

## BATHROOM

A fabulous 4 piece suite comprising of a free standing bath with tap-stand, shower enclosure, vanity wash hand basin and a low flush WC. Further benefitting from partially tiled walls, a heated towel rail and a window to the front elevation.

## EXTERNAL;

### FRONT

With driveway providing ample off-street parking.

### REAR

A landscaped rear garden with block paved patio area, shaped lawn, timber fencing and a garden shed.

## GARAGE

With up and over door, light and power supply.

## 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.

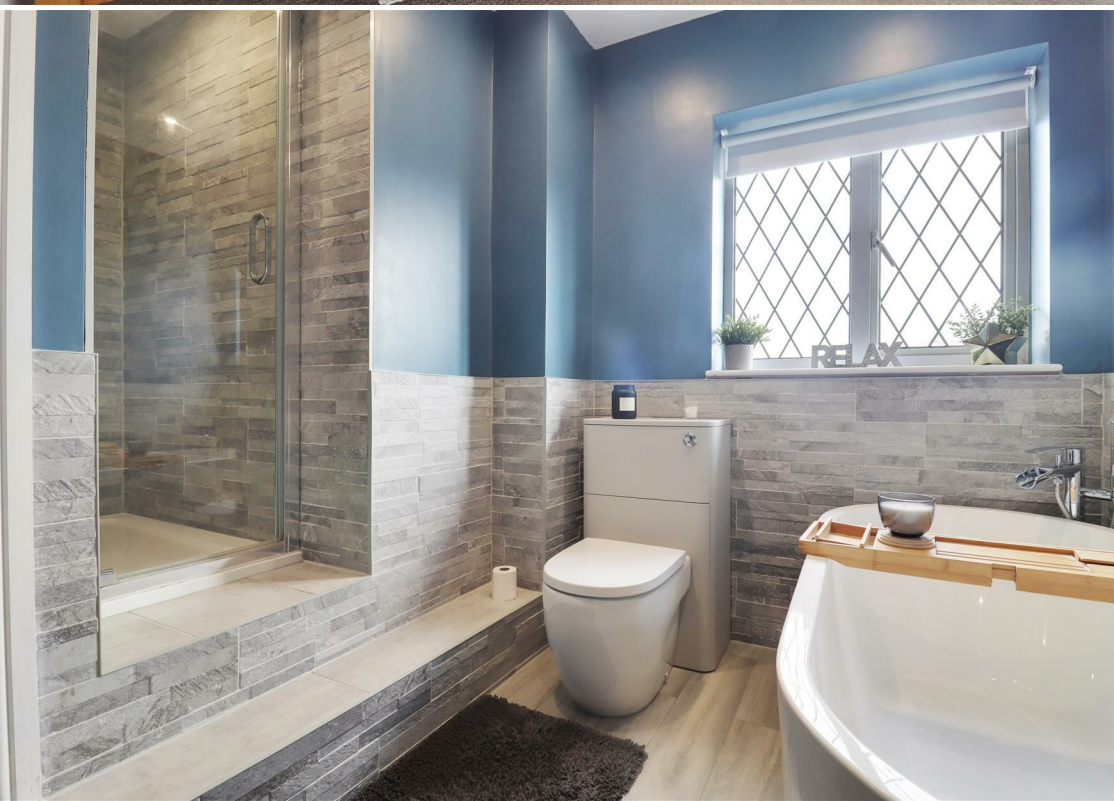
## AGENTS NOTES

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.

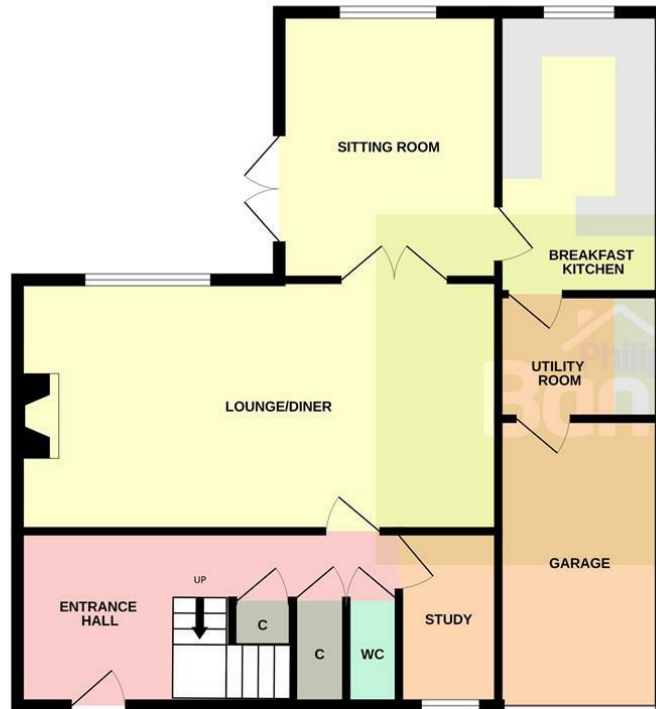
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn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







GROUND FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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.  
Made with Metropix ©2025



58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN  
Tel: 01482 649777 | Email: [info@philipbannister.co.uk](mailto:info@philipbannister.co.uk)  
[www.philipbannister.co.uk](http://www.philipbannister.co.uk)

**Philip Bannister**  
Estate & Letting Agents