



Eastgate, Hesse, HU13 9LL

Offers Over £180,000



Platinum Collection

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This generous size family home is situated in the ever popular location of Eastgate in the heart of Hesse, close to all local amenities and within easy walking distance of All Saints Primary School. The caring, current owners have created an appealing living space which retains it's Victorian features along with a modern twist. The property must be viewed internally to be fully appreciated. The property briefly comprises a welcoming entrance hall, lounge, dining room, fitted kitchen, landing, two bedrooms, bathroom and a further second floor bedroom. Please call us to secure your viewing today



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Key Features

- Good size family home, Excellent Location
- Small but Pretty Courtyard Garden
- Entrance hall, lounge
- Dining room, fitted kitchen
- landing, 2 bedrooms, bathroom
- 2nd landing and 3rd bedroom
- Parking to the front,
- Early Viewing Is A Must
- EPC - E



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

ENTRANCE HALL

With panelled door, laminate flooring, radiator, understairs cupboard and stairs to first floor.

LOUNGE

15'11" into bay x 11'4" (4.85m into bay x 3.45m)
With double glazed angle bay window to the front elevation, laminate flooring, feature fireplace, electric fire, radiator.

DINING ROOM

14'10" x 9'6" (4.52m x 2.90m)
With double glazed window to rear elevation, laminate floor and radiator.

FITTED KITCHEN

13'7" max measurement x 7'4" max measurement (4.14m max measurement x 2.24m max measurement)
With a range of base and wall units, laminate work surfaces, drawers, stainless steel sink unit, electric oven and hob, extractor hood, plumbing for automatic washing machine, laminate flooring splash back tiling, double glazed window to side elevation and double glazed door giving access to the rear garden

LANDING

BEDROOM 1

12'10" x 14'7" (3.91m x 4.45m)
With double glazed window to front elevation, feature fireplace and radiator.

BEDROOM 2

10'10" x 8'4" plus recess (3.30m x 2.54m plus recess)
With double glazed window to rear elevation, feature fireplace and radiator.

BATHROOM

14'0" x 7'4" (4.27m x 2.24m)
With four piece white suite, comprising, panelled bath, separate shower cubicle, wash hand basin, w.c., majority tiled to walls, fitted storage cupboard housing boiler, radiator and double glazed window to rear elevation

FURTHER LANDING

BEDROOM 3

13'3" max measurement x 13'6" (4.04m max measurement x 4.11m)
With double glazed velux style window and access to eaves storage space.

EXTERNAL

Outside to the front of the property is a pull on drive offering off road parking and to the rear is a small yet pretty paved courtyard garden, pebbled borders and path, 2 out buildings, 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 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

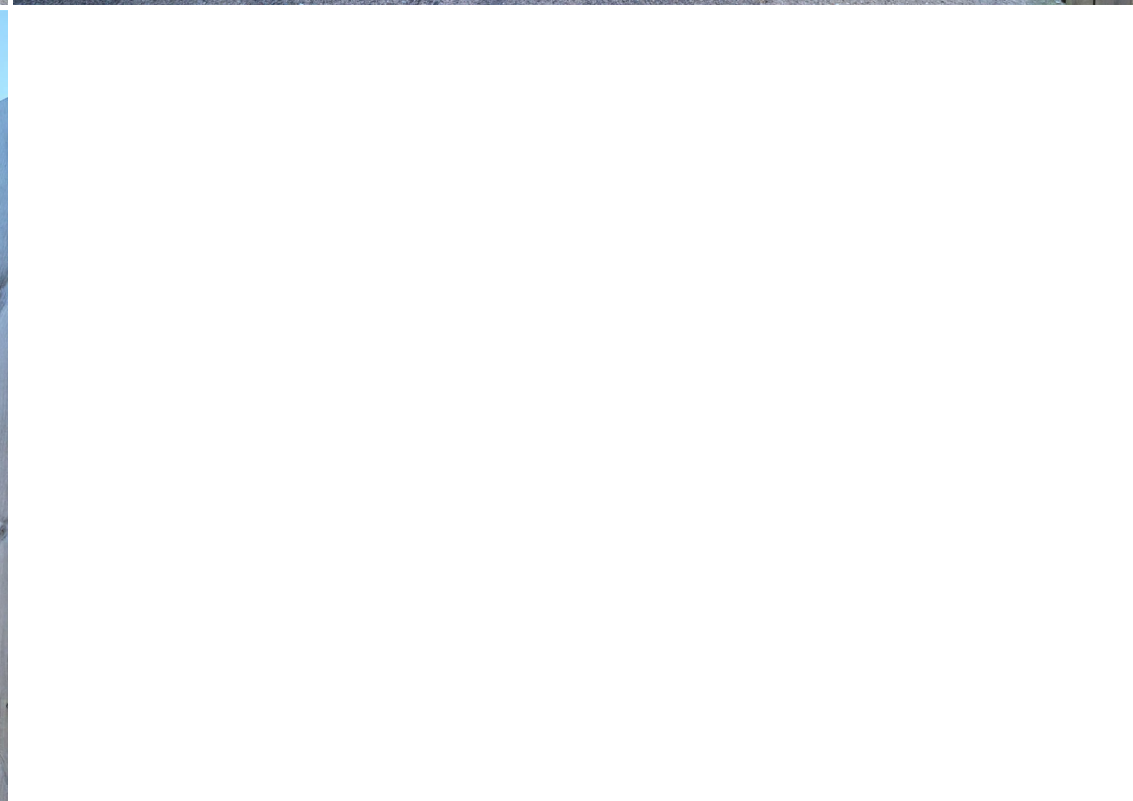
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all 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.

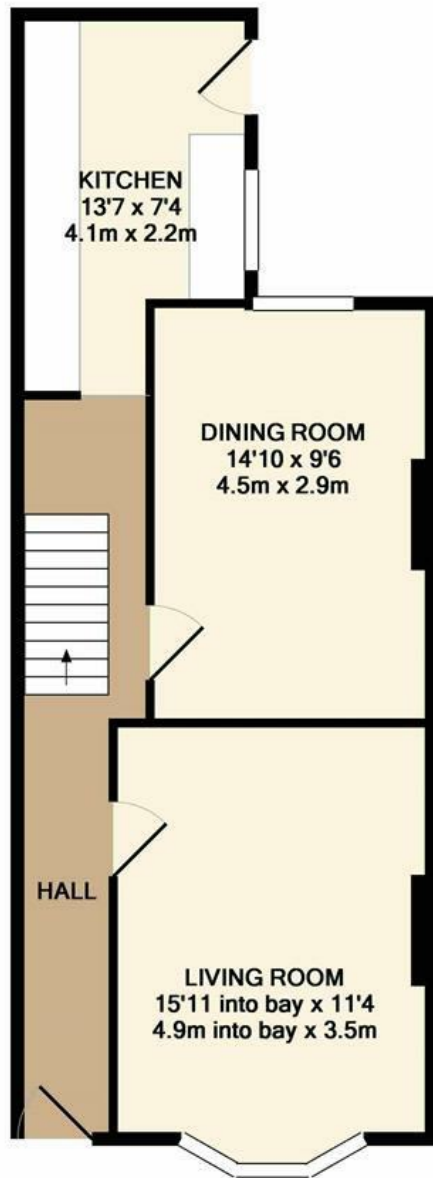
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn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

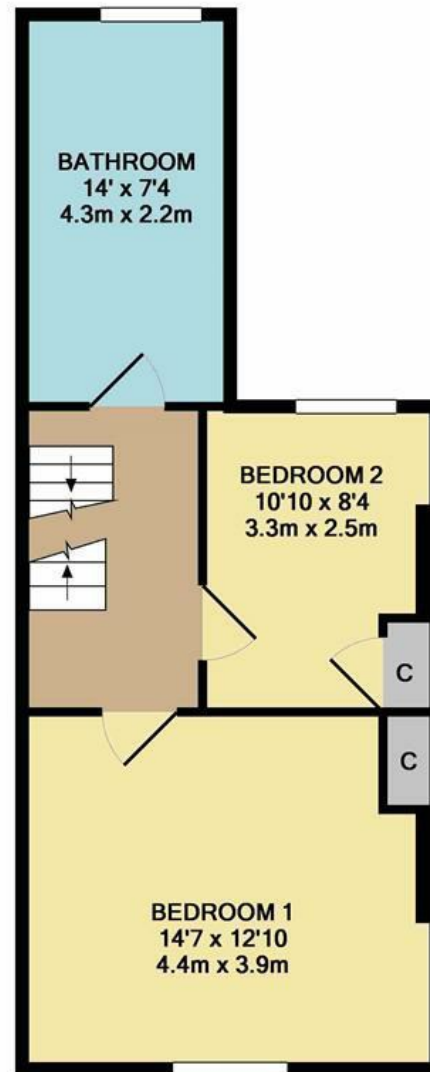
We understand that the property is Freehold.



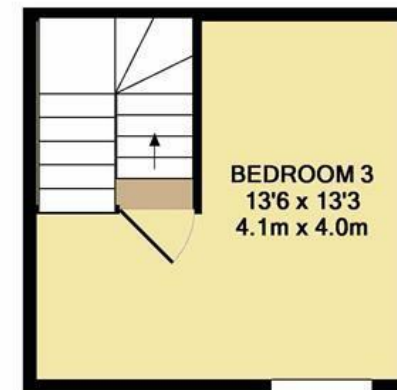




GROUND FLOOR



1ST FLOOR



2ND FLOOR



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