



Victoria Street, Hesse, HU13 9NL
Offers Over £130,000


**Philip
Bannister**
Estate & Letting Agents

Victoria Street, Hessle, HU13 9NL

Key Features

- No Chain Involved
- Early Viewing Is A Must
- Move Straight In Condition
- 3 Bedroom Mid Terraced Property
- Hall, Lounge/Dining Area, Newly Fitted Kitchen
- Rear Lobby, Bathroom, Rear Yard
- EPC-D

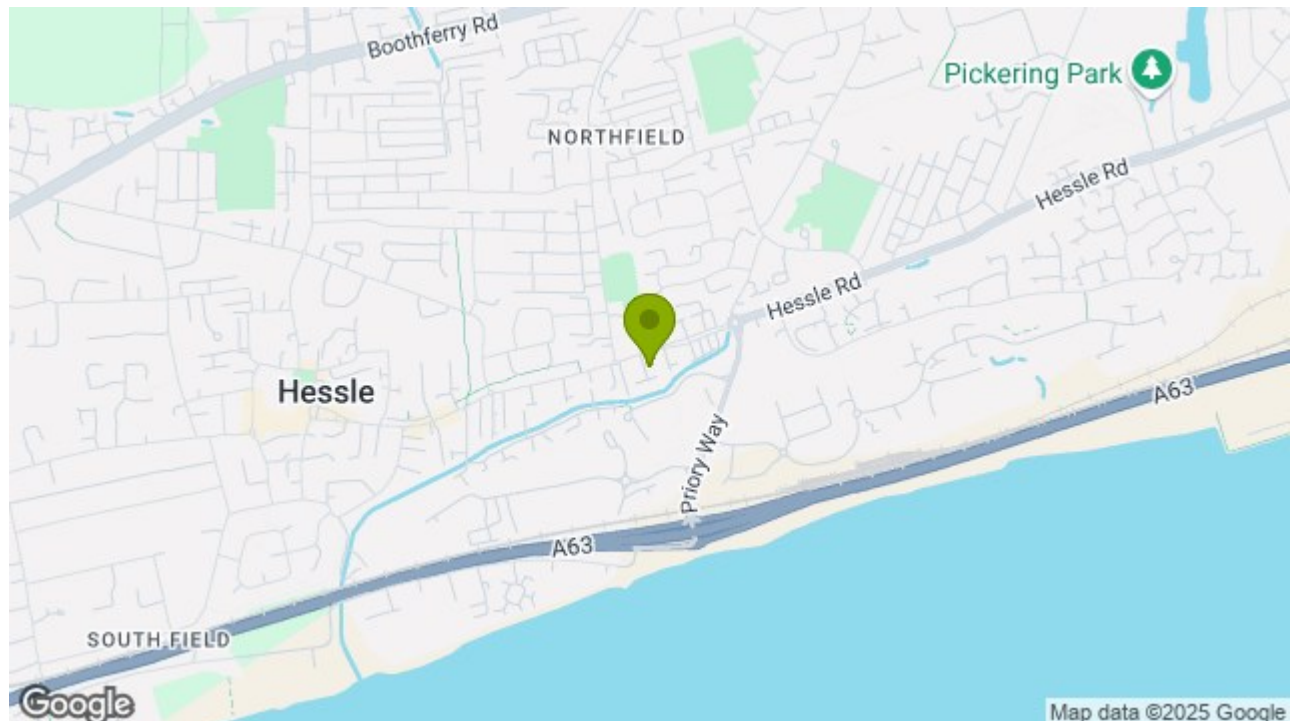
Nestled on the charming Victoria Street in Hessle, this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable and convenient home. With three well-proportioned bedrooms, this property is perfect for families or individuals looking for extra space.

Upon entering, you are welcomed by a hall that leads into a bright and airy lounge/dining area, ideal for both relaxation and entertaining. The newly fitted kitchen is a standout feature, offering modern amenities and a stylish design that will surely inspire your culinary adventures. The bathroom has also been recently updated, ensuring a fresh and contemporary feel throughout the home. The property boasts a forecourt at the front, while the rear yard offers a private outdoor space.

Situated in a fantastic location, this home is situated within easy access from the vibrant Hessle Town, where you can find a variety of shops, cafes, and local amenities. The property is ready to move into, making it an ideal choice for those looking to settle in without delay.

With no chain involved, early viewing is highly recommended to fully appreciate the charm and potential of this lovely home. Don't miss out on the chance to make this property your own in the heart of Hessle.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(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

With double glazed entrance door, stairs to first floor off, wide opening through to the through lounge.

THROUGH LOUNGE INCORPORATING DINING AREA

23'7" x 10'4" (7.19m x 3.15m)
with double glazed bay window to the front elevation, further double glazed window to rear elevation. Electric fire and understairs storage cupboard.

FITTED KITCHEN

11'1" x 7'3" (3.38m x 2.21m)
Having a range of brand new units with work surfaces, electric oven and hob and extractor hood, sink and drainer, plumbing for automatic washing machine, space for fridge freezer, splash back tiling and double glazed window to side elevation.

REAR LOBBY

with double glazed door.

BATHROOM

With brand new three piece white suite comprising low level W.C., pedestal wash hand basin, panelled

bath with shower over and screen, tiling to the walls and floor, heated towel rail and double glazed window to the side elevation..

FIRST FLOOR

LANDING

BEDROOM 1

13'6" x 11'0" (4.11m x 3.35m)
with double glazed window to the front elevation.

BEDROOM 2

12' x 8'3 (3.66m x 2.51m)
with double glazed window to the rear elevation.

BEDROOM 3

11' x 7'5 (3.35m x 2.26m)
with double glazed window to the rear elevation and storage cupboard housing boiler.

OUTSIDE

Outside the property has forecourt area to the front and to the rear lies a yard area which is paved for ease of maintenance

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 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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