



Swanland Road, Hesse, HU13 0LP
Offers Over £220,000


**Philip
Bannister**
Estate & Letting Agents

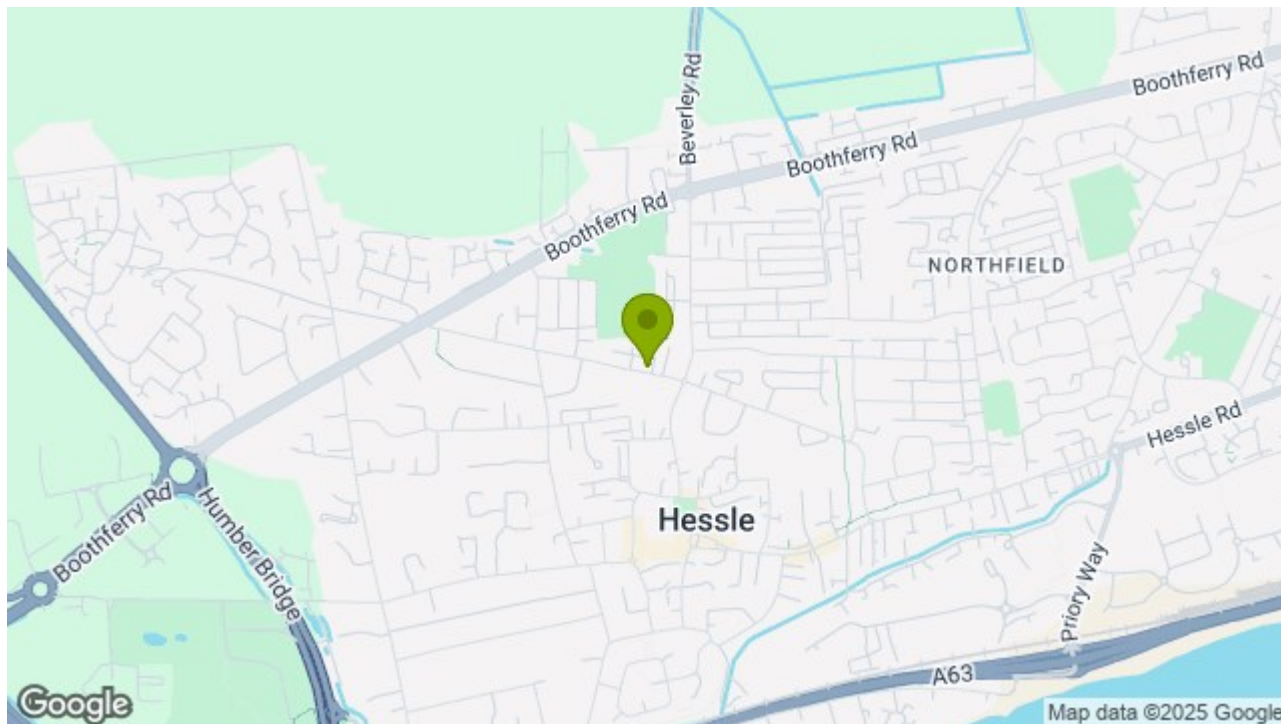
Swanland Road, Hessle, HU13 0LP

Situated in a highly sought-after area of Hessle, this delightful three-bedroom semi-detached home exudes style and sophistication throughout. Appointed to an exceptional standard, the property boasts versatile reception space, a sleek and contemporary breakfast kitchen, and three generously sized bedrooms. The modern bathroom offers a touch of luxury, while the beautifully maintained rear garden provides a peaceful haven, perfect for relaxing or entertaining. This is a truly impressive home that effortlessly combines comfort, elegance, and practicality.

Key Features

- Stunning Semi-Detached Home
- Tastefully Presented
- Contemporary Throughout
- Desirable Location
- Well Proportioned Bedrooms
- Generous Living Space
- Superb Breakfast Kitchen
- EPC = E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(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 providing access to the accommodation, with stairs off.

LIVING ROOM

11'11 x 11'11 + bay (3.63m x 3.63m + bay)
A bay fronted generous living room with laminate wood flooring and open to the Dining Area.

DINING AREA

13'3 x 11 (4.04m x 3.35m)
A further reception space currently utilised as a dining area with laminate wood flooring, a feature fireplace housing a cast iron fire surround, French doors to the rear.

BREAKFAST KITCHEN

20 x 8'6 max (6.10m x 2.59m max)
Superbly appointed modern breakfast kitchen with grey shaker style wall and base units, laminated work surfaces with breakfast bar and a tiled splashback. Integrated appliances include an Electric Oven, Induction Hob Unit, Extractor Hood, Automatic Dishwasher, Automatic Washer/Dryer and a Ceramic Sink Unit. Further benefitting from spotlights, windows to the side and rear elevations and tiled flooring.

FIRST FLOOR;

BEDROOM 1

11'4 x 14'2 (3.45m x 4.32m)
A bedroom of double proportions with bay window to the front elevation and spotlights.

BEDROOM 2

13'2 x 8'4 (4.01m x 2.54m)
A further double bedroom with storage cupboard , window to the rear elevation and spotlights.

BEDROOM 3

9'5 + bay x 8'7 (2.87m + bay x 2.62m)
A double bedroom currently utilised as a dressing room with bay window to the rear elevation.

BATHROOM

With a three piece suite comprising of a panelled bath with overhead shower, a low flush WC and a vanity wash hand basin. Further benefitting from recessed spotlights, a heated towel rail, window to the front elevation and tiled flooring and partially walls.

EXTERNAL;

FRONT

A walled forecourt with wrought iron gate.

REAR

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). 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.

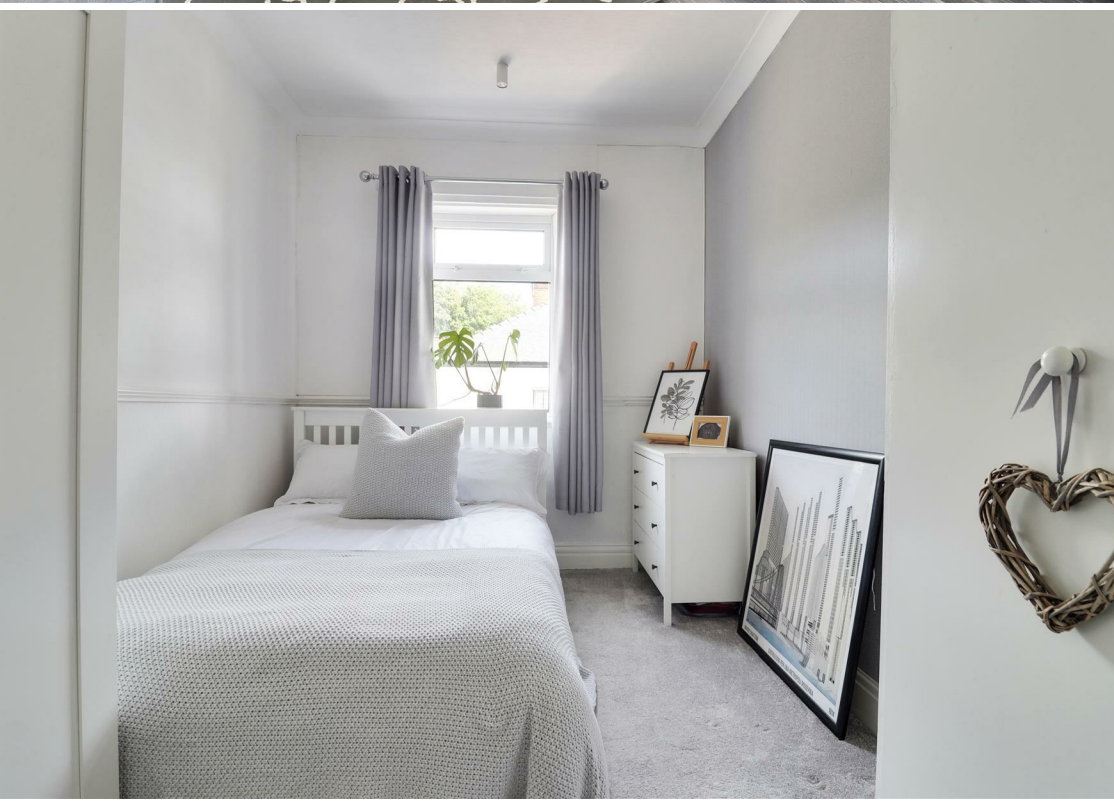
Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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



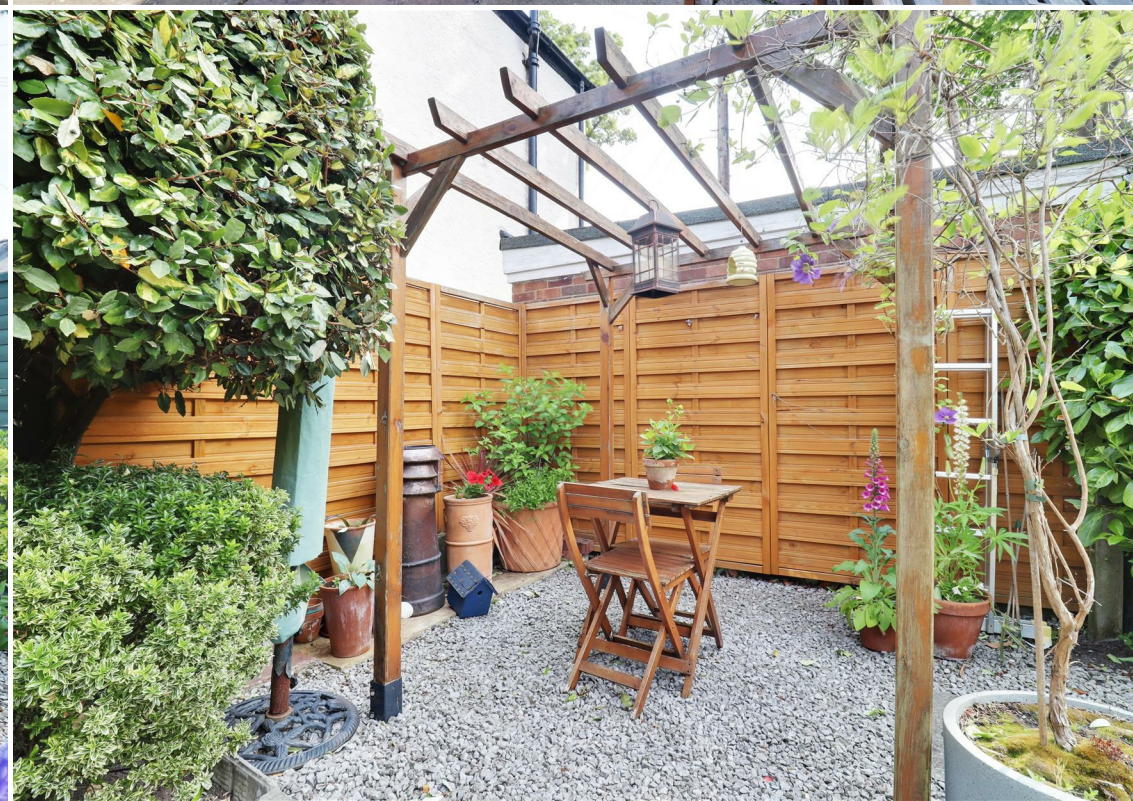
vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and 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)

AML.

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.



GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.

1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



12 SWANLAND ROAD, HESSLE

TOTAL FLOOR AREA : 901 sq.ft. (83.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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