



Richmond Road, Hesse, HU13 9DP  
Offers Over £155,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# Richmond Road, Hessle, HU13 9DP

## Key Features

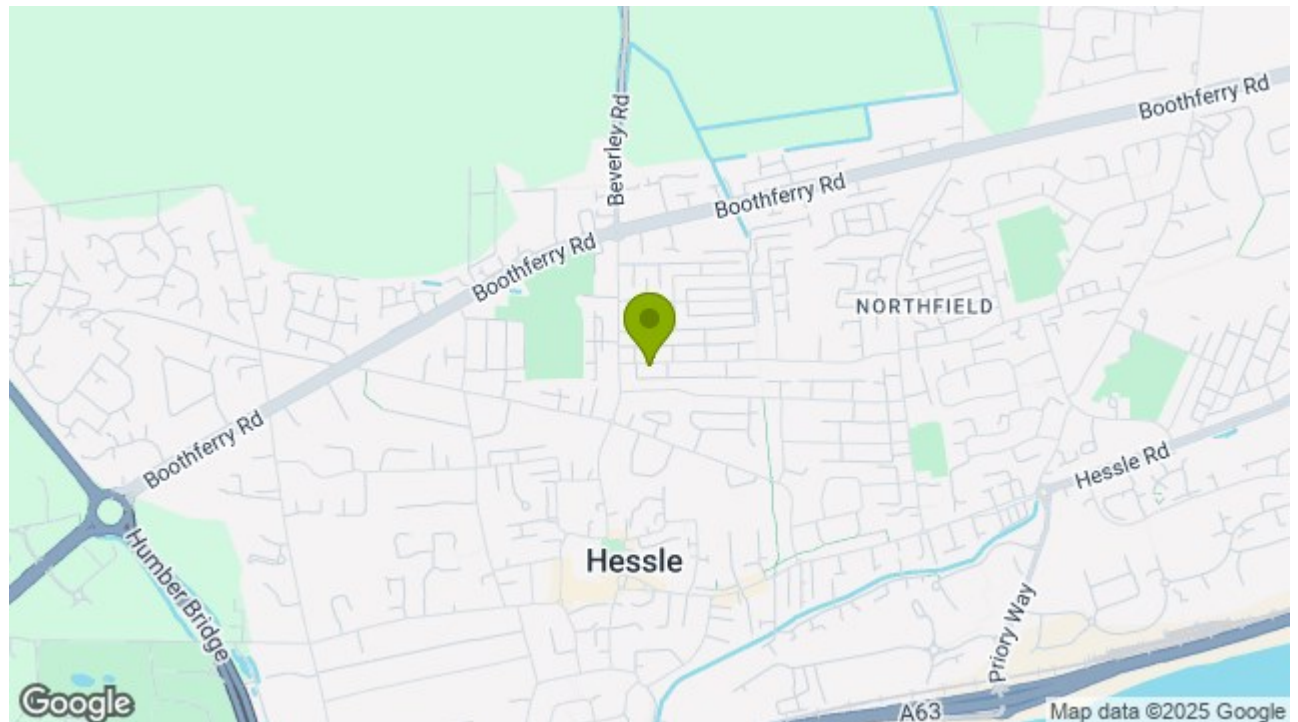
- Early Viewing Is A Must
- Ideal Starter Home
- 2 Double Bedrooms
- Recently Renovated Kitchen Diner
- Attractive Lounge With Log Burner
- Modern Bathroom
- Southerly Rear Garden
- Garage via 10 ' access
- EPC - D

Situated on Richmond Road in the charming town of Hessle, this beautifully presented terraced house is an ideal opportunity for first-time buyers. The property has been extensively updated by the current owners and boasts a welcoming entrance hall that leads into a spacious lounge with log burning stove, perfect for relaxing or entertaining guests. The dining area flows seamlessly to a well appointed modern kitchen. Upstairs, you will find two comfortable double bedrooms, and a contemporary bathroom is conveniently located, ensuring ease of access for all residents.

Outside, the property features both front and rear gardens, offering a lovely outdoor space. Additionally, there is a garage accessible via a 10-foot, providing valuable storage or parking options.

This home has been well cared for by its current owner, and early viewing is highly recommended to fully appreciate its charm and potential. With its ideal location and thoughtful layout, this property is sure to attract interest from those looking to make their first step onto the property ladder. Don't miss the chance to make this delightful house your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	64	86
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, radiator and stairs to first floor

### LOUNGE

15'5 into bay x 12' (4.70m into bay x 3.66m)  
with double glazed angle bay window to the front elevation, feature fireplace with wood burner, radiator and understairs cupboard.

### DINING AREA

8' x 15' (2.44m x 4.57m)  
with laminate flooring, storage cupboard and radiator.

### KITCHEN AREA

5'3 x 14'1 (1.60m x 4.29m)  
with a range of base and wall unit, laminate work surfaces, drawers, sink unit, gas hob, electric oven, extractor hood, laminate flooring, splash back tiling, plumbing for automatic washing machine, double glazed window to the rear elevation and double glazed door.

## FIRST FLOOR

## LANDING

## BEDROOM 1

11'8 x 12'11 from front of wardrobes (3.56m x 3.94m from front of wardrobes)  
with two double glazed windows to the front elevation, feature panelled wall, radiator and built in wardrobes.

## BEDROOM 2

9'5 x 9'1 (2.87m x 2.77m)  
with double glazed window to the rear elevation, feature panelled wall and radiator.

## BATHROOM

with three piece white suite, comprising panelled bath with shower over, glazed shower screen, wash hand basin, w.c., half tiled, vinyl floor covering, heated towel rail and double glazed window to the rear elevation.

## EXTERNAL

To the front of the property is a pebbled garden for ease of maintenance, with fencing forming boundary and gate. To the rear is a lovely south facing lawn garden, with patio, fencing forming boundary, gate and a garage which is accessible via a rear 10'.

## 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.

## AML.

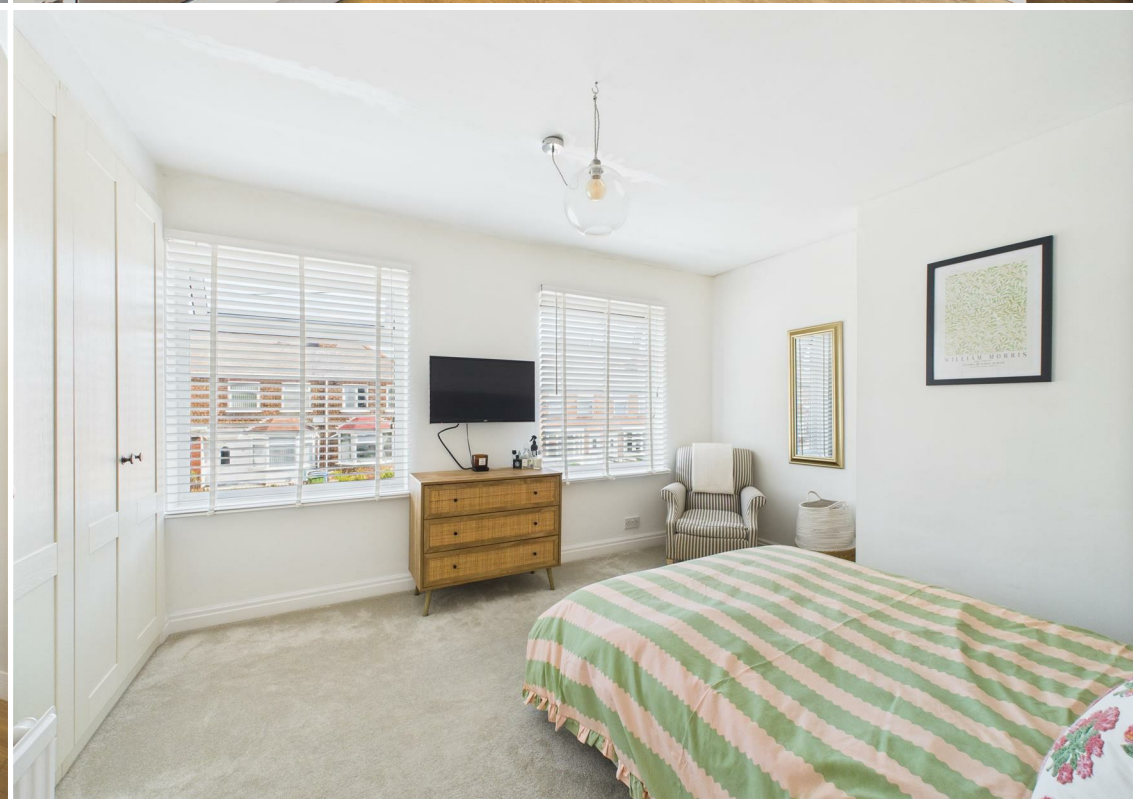
Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification 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.

## 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.

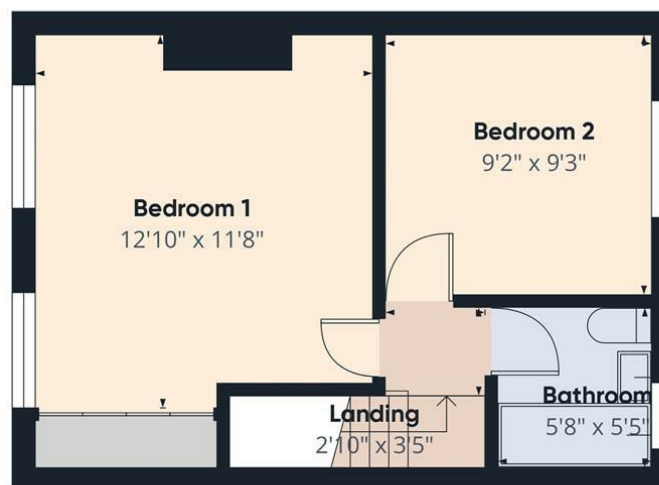
We understand that the property is Freehold.







Ground Floor



First Floor



Approximate total area<sup>m</sup>  
680 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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