



Barnetby Road, Hessle, HU13 9HE

£164,950


**Philip
Bannister**
Estate & Letting Agents

Platinum Collection



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Offered to the market with no onward chain, this three-bedroom semi-detached home is situated in a popular residential area and presents an ideal opportunity for a buyer to modernise and add their own personal touch. The accommodation includes an entrance hall, a lounge which opens into the dining room, and a modern fitted kitchen. Upstairs, there are three well-proportioned bedrooms, a shower room, and a separate WC. Externally, the property benefits from gardens to both the front and rear, along with a shared side driveway leading to a carport.



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Key Features

- NO CHAIN
- Semi-Detached Home
- 3 Bedrooms
- 2 Reception Rooms
- Modern Fitted Kitchen
- Front & Rear Gardens
- Shared Driveway Leading To Carport
- EPC = D
- Council Tax = B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door. There is a built-in cupboard and a staircase leading to the first floor.

LOUNGE

A spacious reception room with a cantilever bay window to the front elevation, a window to the side elevation, feature fireplace housing an electric fire and a low level access to an understair cupboard. Opening to:

DINING ROOM

With space for a dining table and chairs, a window is to the rear elevation.

KITCHEN

Fitted with a range of wall and base units beneath tiled splashbacks, a stainless steel sink unit beneath a window to the side elevation, integrated electric oven, hob and extractor hood. There is space and plumbing for an automatic washing machine and space for a larder fridge freezer. There is a further window to the rear and a door opening to the garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a window to the side elevation.

BEDROOM 1

A double bedroom with a window to the front elevation.

BEDROOM 2

A second double bedroom with a window to the rear elevation and a cupboard housing the boiler.

BEDROOM 3

A single bedroom with a window to the front elevation.

SHOWER ROOM

Fitted with a two piece suite comprising wash basin and a shower cubicle with electric shower. There is tiling to the walls and a window to the side elevation.

W.C.

Fitted with a WC, half tiled walls and a window to the side elevation.

OUTSIDE

FRONT

To the front of the property there is a lawned garden and a shared driveway leading to the property.

REAR

The rear garden has been designed for low maintenance with a patio area adjoining the property leading to a concrete hardstanding and carport. A further garden area is adjacent to the carport.

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 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.

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

VIEWINGS

Strictly by appointment with the sole agents.

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 in-house 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.

AML

Please be advised that when you agree to purchase



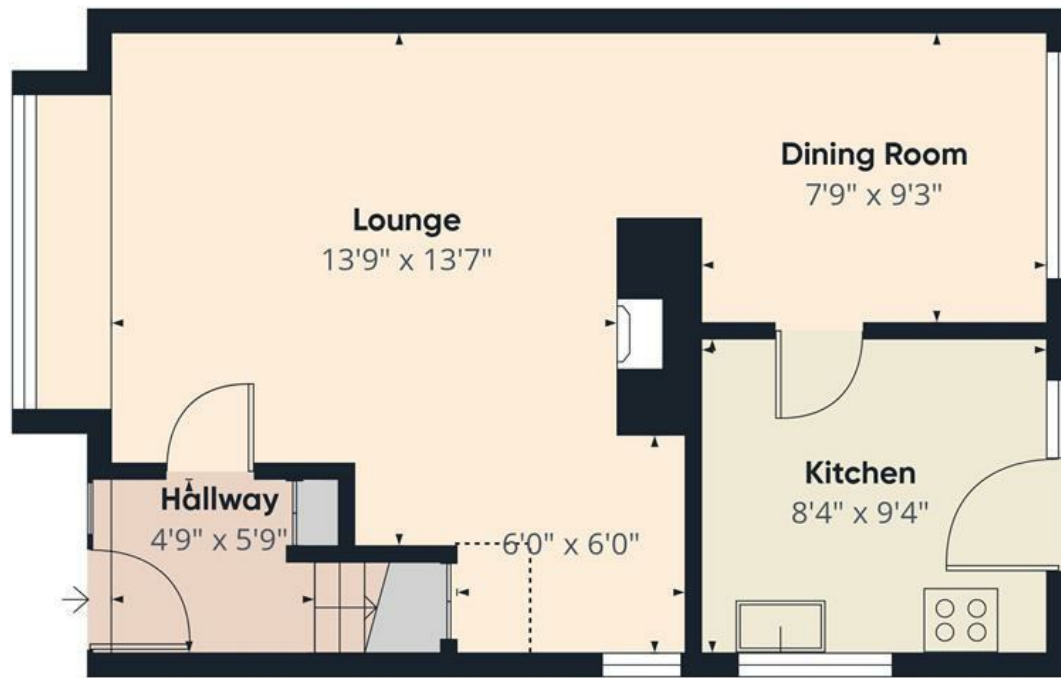
a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, 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.

AGENT 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 NTSTEAT 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: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100



Ground Floor



Floor 2

Approximate total area⁽¹⁾
794 ft²

Reduced headroom
5 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft

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

GIRAFFE360



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