



Northolme Circle, Hesse, HU13 9HT
Offers Over £170,000


**Philip
Bannister**
Estate & Letting Agents

Northholme Circle, Hessle, HU13 9HT

Offered with no onward chain, this well-presented three bedroom semi-detached property is situated in the ever-popular Northholme Circle – a quiet cul-de-sac location ideal for first-time buyers and growing families alike.

The property enjoys a convenient location within easy reach of Hessle town centre, with its excellent range of shops, cafes, schools and transport links.

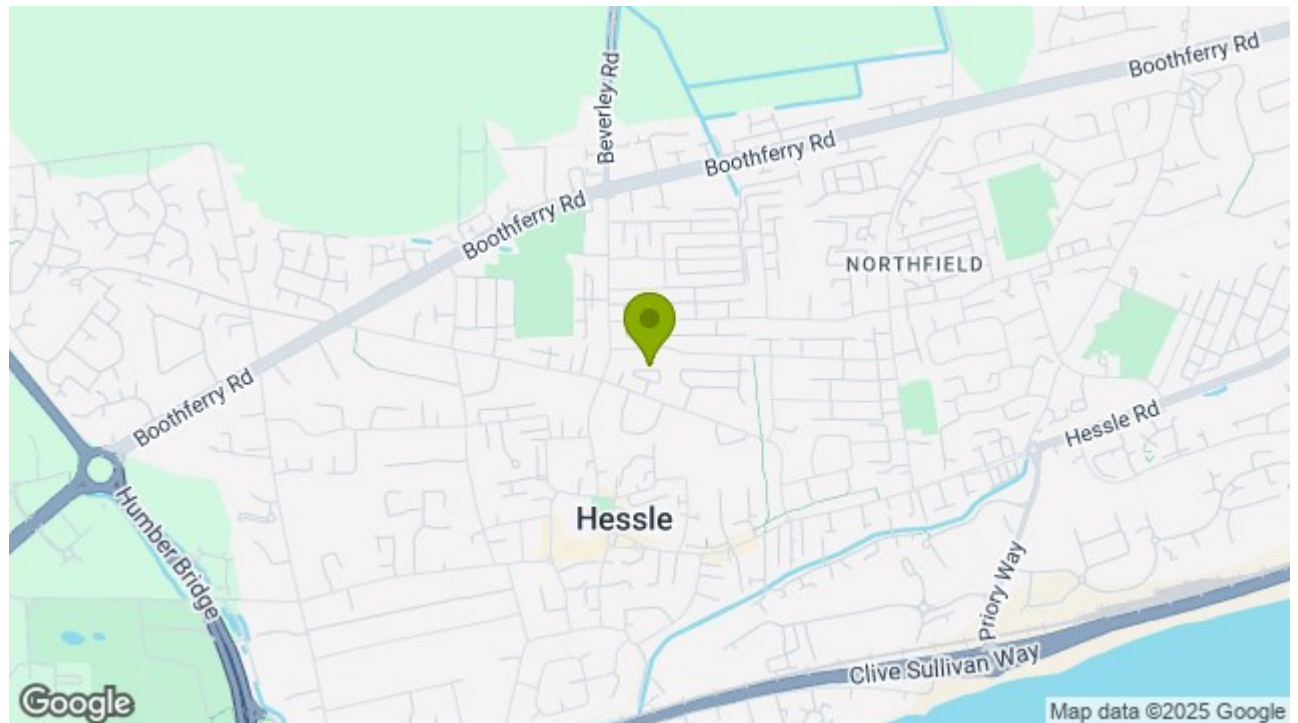
The accommodation briefly comprises: entrance hall, spacious lounge opening into a dining area, fitted kitchen, three bedrooms and a family bathroom. Externally, the property benefits from gardens to the front and rear, with off-street parking to the front.

Early viewing is highly recommended to avoid disappointment.

Key Features

- Three bedroom semi-detached home
- Popular cul-de-sac location
- Off-street parking
- Gardens to front and rear
- Through Lounge/Dining Area, Kitchen
- No chain involved
- Close to Hessle town centre and local amenities
- EPC - D
- Council Tax E (East Riding Council)

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		
(21-38) F		
(1-20) G		
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.

CLOAKROOM/W.C.

with w.c. and wash hand basin.

LOUNGE

14'1 into bay x 10'7 (4.29m into bay x 3.23m)
with double glazed square bay window to the front elevation,
feature fireplace and gas fire.

DINING AREA

11 x 14'1 (3.35m x 4.29m)
with double glazed French doors to the rear garden

KITCHEN

14'4 x 5'7 (4.37m x 1.70m)
With a range of base and wall unit, laminate work surfaces,
sink unit, gas hob, electric oven, extractor hood, and double
glazed windows to the side and rear elevation and double
glazed door.

FIRST FLOOR

LANDING

with double glazed window to the side elevation.

BEDROOM 1

14'3 into bay x 10'9 (4.34m into bay x 3.28m)
with double glazed square bay window to the front elevation.

BEDROOM 2

11' x 10'5 (3.35m x 3.18m)
with double glazed window to the rear elevation.

BEDROOM 3

7'1 x 6' (2.16m x 1.83m)
with double glazed window to the front elevation.

BATHROOM

with a three piece white suite, part tiled and double glazed
window to the rear elevation.

GARDENS

To the front of the property is a pebbled garden area offering
off road parking and to the rear is a garden with storage shed.

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.

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.



