



Bedford Road, Hesse, HU13 9DG  
Auction Guide £100,000

  
**Philip  
Bannister**  
Estate & Letting Agents

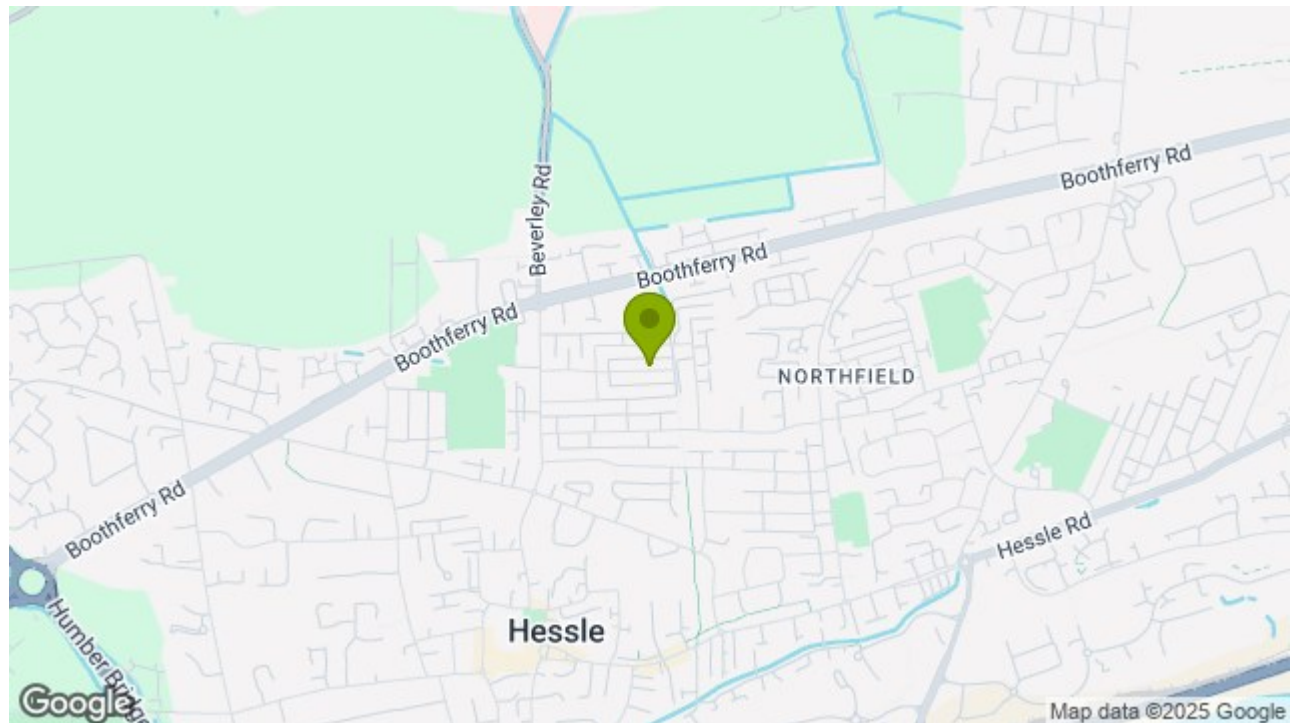
# Bedford Road, Hessle, HU13 9DG

**NO CHAIN** - This two-bedroom mid-terrace house is offered to the market with no onward chain and presents an excellent opportunity for buyers seeking a property to update and make their own. For sale by Modern Auction, the accommodation briefly comprises an entrance hall, lounge, dining room opening into an extended kitchen area, two bedrooms and a bathroom. Outside, the property benefits from gardens to both the front and rear along with tenfoot access providing parking.

## Key Features

- NO CHAIN
- 2 Bedroom Terrace House
- Requiring General Update
- Extended Ground Floor Accommodation
- 2 Reception Rooms
- Front & Rear Gardens
- Tenfoot Parking Access
- For Sale by Modern Auction - T & C's apply
- Subject to Reserve Price - Buyers fees apply
- EPC = D / Council Tax = A

| Energy Efficiency Rating                    |         |           |  |
|---------------------------------------------|---------|-----------|--|
|                                             | Current | Potential |  |
| Very energy efficient - lower running costs |         |           |  |
| (92 plus) <b>A</b>                          |         | <b>85</b> |  |
| (81-91) <b>B</b>                            |         |           |  |
| (69-80) <b>C</b>                            |         | <b>67</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 |         |           |  |
| England & Wales                             |         |           |  |
| EU Directive 2002/91/EC                     |         |           |  |





## AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door.

#### LOUNGE

A bay fronted reception room with a feature fireplace housing a living flame gas fire.

#### DINING ROOM

The dining room provides ample space for a dining table and chairs. There is access to an under stairs cupboard and an archway to:

#### KITCHEN

With fitted wall and base units, integral oven, ceramic hob and extractor. A stainless steel sink unit beneath a window to the rear, space and plumbing for an automatic washing machine and a door leading to the rear garden.

### FIRST FLOOR

#### LANDING

With access to:

#### BEDROOM 1

A spacious double bedroom with two windows to the front elevation.

#### BEDROOM 2

A second double bedroom with fitted storage and a window to the rear elevation.

#### BATHROOM

Fitted with a three piece suite comprising WC, wash basin and a panelled bath with a glazed screen and shower over. There is partial tiling and a window to the rear.

## OUTSIDE

### FRONT

To the front of the property there is a small garden area with a footpath leading to the entrance door.

### REAR

To the rear of the property there is a decked terrace which leads down to a garden. To the bottom of the garden there are timber gates and a store.

## 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 A. (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.

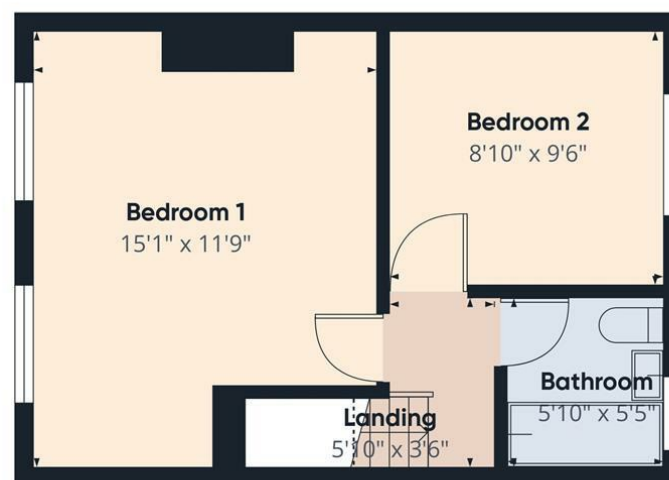
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip 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 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: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





Ground Floor



First Floor



Approximate total area<sup>(1)</sup>  
693 ft<sup>2</sup>

(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.

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