



Northfield Avenue, Hesse, HU13 9DL
Offers Over £130,000


**Philip
Bannister**
Estate & Letting Agents

Northfield Avenue, Hessle, HU13 9DL

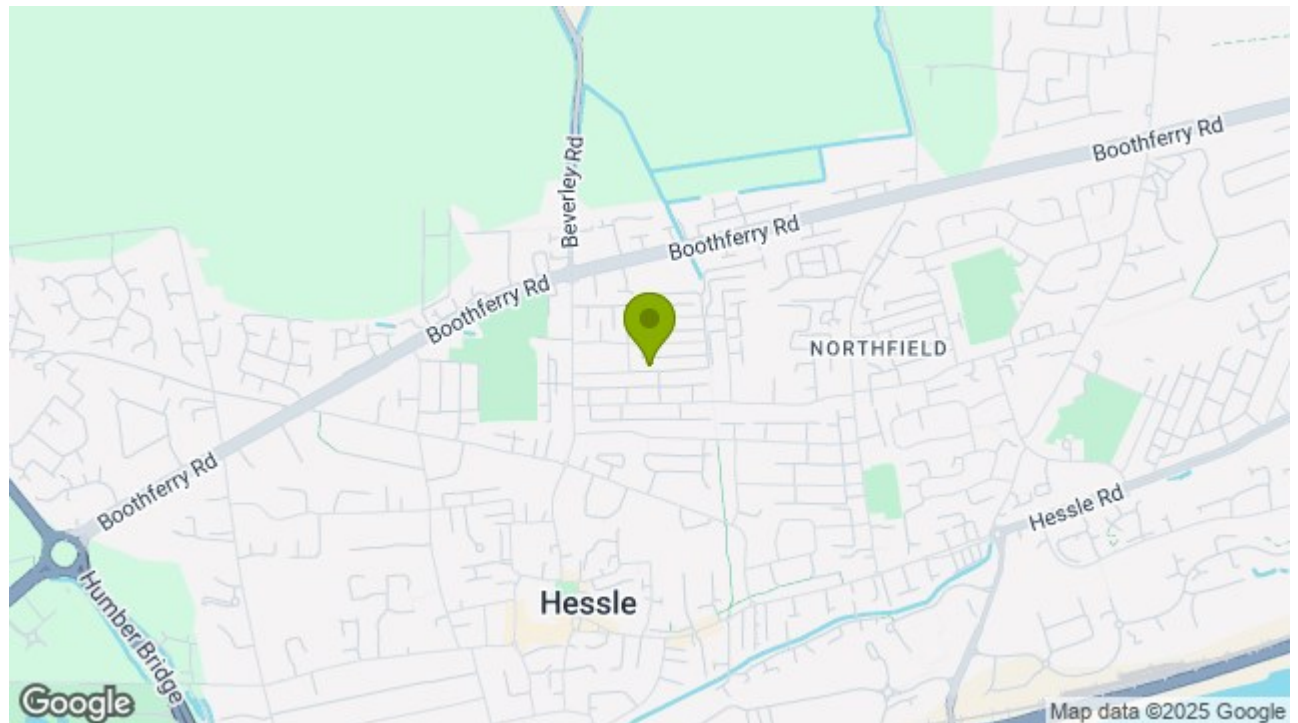
Nestled on Northfield Avenue in the charming town of Hessle, this beautifully presented two-bedroom terraced house offers a delightful blend of comfort and convenience. As you step through the entrance hall, you are welcomed into a spacious lounge with bay window, then onto the dining kitchen which is well-appointed. The first floor features two generously sized bedrooms, and a lovely bathroom. This home also boasts front and rear gardens, offering a lovely outdoor space for gardening with convenient 10-foot access.

Key Features

- Early Viewing Is A Must
- Offered With No Chain Involved
- Excellent Location
- Entrance Hall, Lounge, Dining Kitchen
- Landing Two Bedrooms, Bathroom.
- Gardens Front and Rear and 10' access.
- EPC -

Situated in a prime location, this property benefits from good local amenities, reputable schools, and excellent transport links, making it an ideal choice for families and professionals alike. With no chain involved, this home is ready for you to move in and make it your own. Early viewing is highly recommended to fully appreciate the charm and potential of this delightful property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





HESSLE

The Town of Hesse 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 and stairs to first floor.

LOUNGE

15'3 into bay x 12'1 (4.65m into bay x 3.68m)
with double glazed angle bay window to the front elevation and electric fire.

DINING KITCHEN

8' x 15 (2.44m x 4.57m)
with a range of base and wall unit, drawers, laminate work surfaces, gas hob, electric oven, extractor hood, plumbing for automatic washing machine, splash back tiling, vinyl floor covering, two double glazed window to the rear elevation and double glazed door.

FIRST FLOOR

LANDING

BEDROOM 1

11'9 x 15' (3.58m x 4.57m)
With two double glazed windows to the front elevation.

BEDROOM 2

9'3 x 8'10 (2.82m x 2.69m)
with double glazed window to the rear elevation.

BATHROOM

with three piece white suite, comprising panelled bath with shower attachment over, wash hand basin in vanity unit, w.c., splash back tiling, heated towel rail and double glazed window to the rear elevation

OUTSIDE

Outside is a front and rear garden and 10' access.

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.

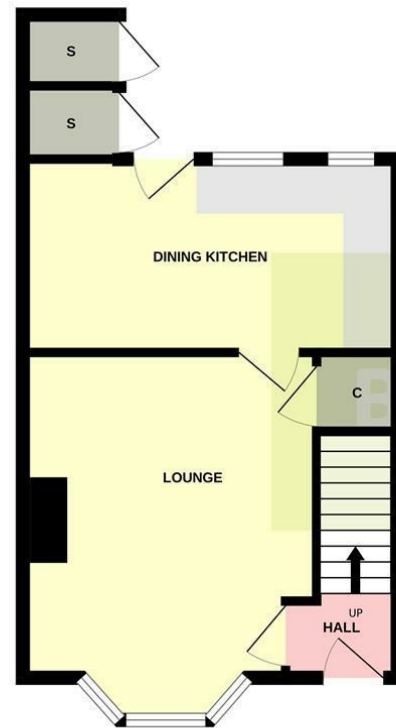
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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.



GROUND FLOOR



1ST FLOOR



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