



Swinegate, Hesse, HU13 9LH  
£250,000

  
**Philip  
Bannister**  
Estate & Letting Agents



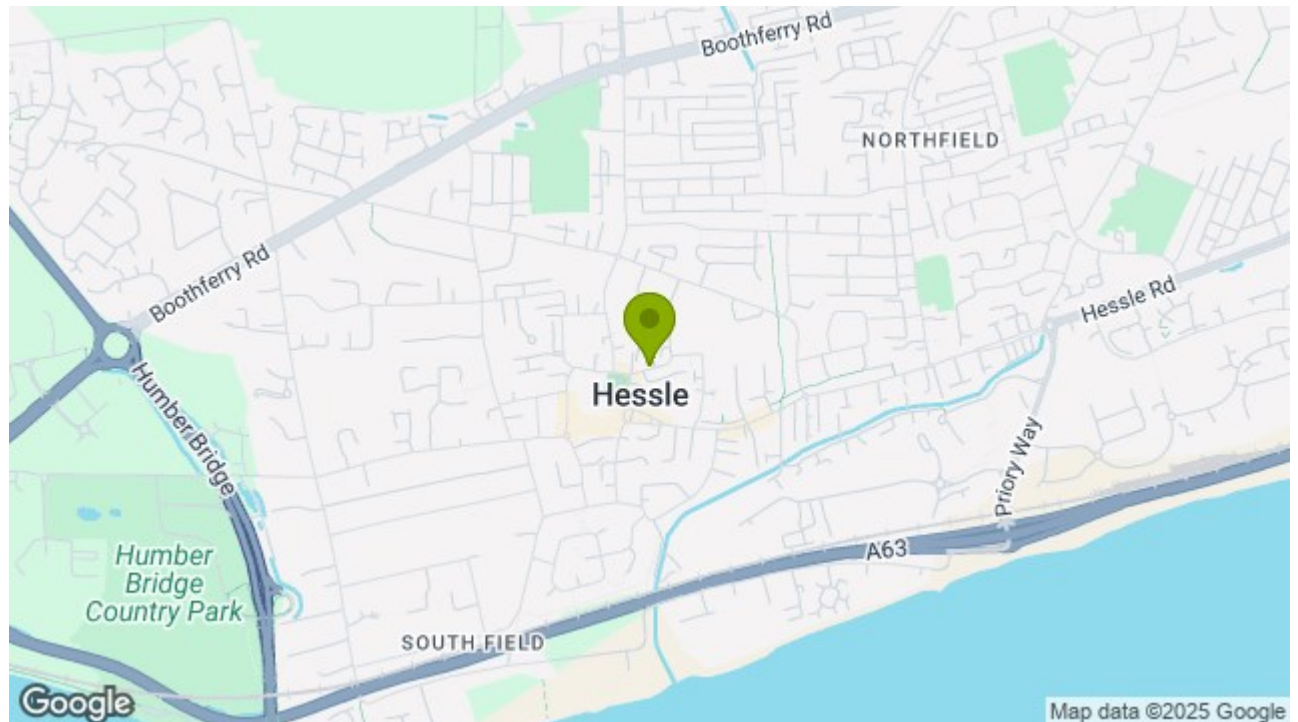
# Swinegate, Hessle, HU13 9LH

This deceptively spacious property in the heart of Hessle offers far more than first impressions suggest. Thoughtfully extended and remodelled, it has been transformed into a stunning family home full of charm and character. Boasting four generously sized bedrooms, flexible living areas, and a beautifully sized rear garden, it combines modern practicality with warmth and personality. A rare find in such a sought-after location, this is a home that truly must be seen to be fully appreciated.

## Key Features

- Rarely Available
- Vastly Extended
- 4 Bedrooms
- Superb Central Hessle Location
- Beautifully Presented Throughout
- Fantastic Rear Garden
- Off-Street Parking
- EPC =

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		
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

A welcoming entrance hall providing access to the accommodation with stairs off.

### LIVING ROOM

A generous living room with fabulous feature exposed brickwork fireplace housing a log burning stove and stone hearth. Further benefitting from a bay window to the front elevation with fitted window seat and alcove fitted storage units.

### DINING KITCHEN

A perfect family dining kitchen with shaker style units and solid wooden work surfaces with upstands and a kitchen island. Integrated appliances include a Gas Hob, Electric Oven and an Automatic Dishwasher. Further benefitting from ample dining space, recessed spotlights, storage cupboards, and a window to the rear elevation.

### WC

With low flush WC and a wash hand basin.

### GARDEN ROOM

A superb addition to the property providing further versatile reception space, with window to the side elevation and French doors to the rear elevation.

## FIRST FLOOR;

### BEDROOM 1

A bedroom of double proportions with window to the front elevation and a walk in wardrobe.

### BEDROOM 2

A further bedroom of double proportions with feature exposed brick wall and a window to the rear elevation.

### BEDROOM 4

A single bedroom with window to the front elevation.

### BATHROOM

With a four piece suite comprising of a panelled bath, shower enclosure, low flush WC and a wash hand basin. Further benefitting from tiled walls, a heated towel rail and a window to the rear elevation.

## SECOND FLOOR;

### BEDROOM 3

A double bedroom with window to the rear elevation and recessed spotlights.

## EXTERNAL;

### FRONT

A walled forecourt.

### REAR

Superb rear garden with shaped lawn, patio area, timber fencing and gate.

### PARKING

Allocated parking at the rear of the property accessed via the communal car parking area.

## 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 C (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.

## 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.

## MORTGAGES

The mortgage market changes rapidly and it is







vitaly 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.

### 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.

### 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 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, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)









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