



Northfield Avenue, Hesse, HU13 9DL  
£110,000

  
**Philip  
Bannister**  
Estate & Letting Agents

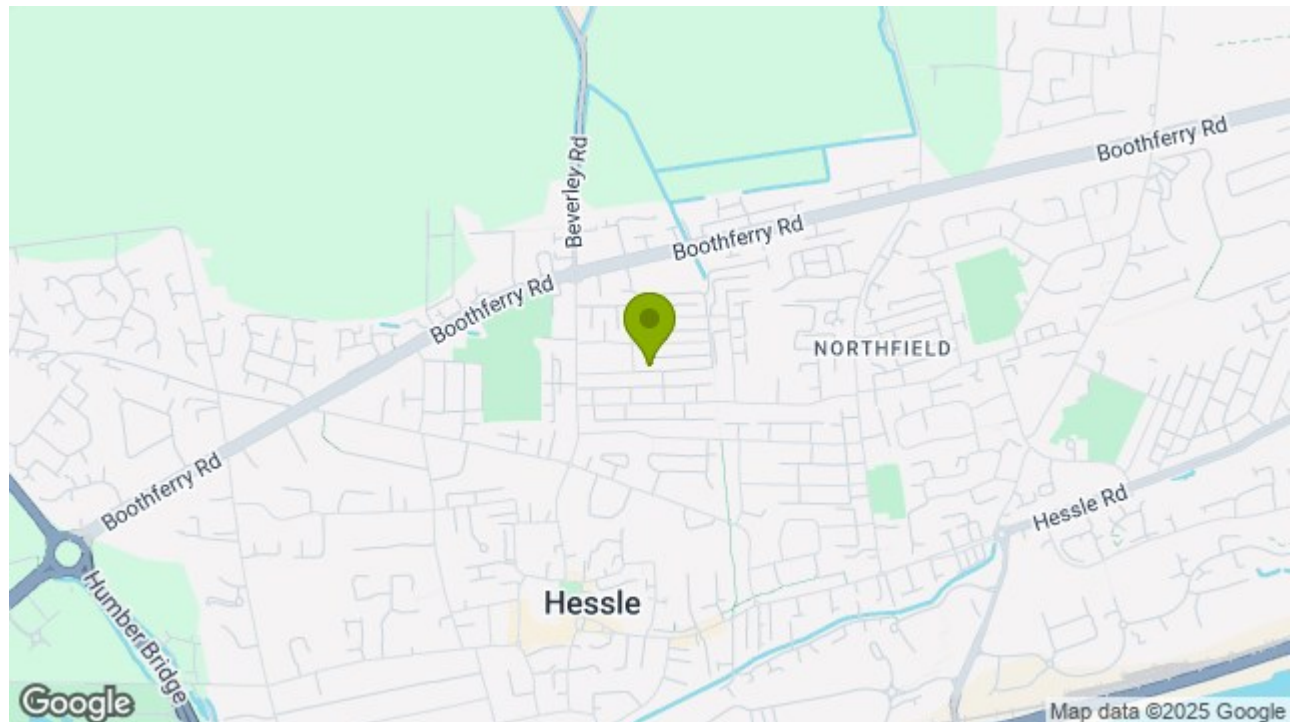
# Northfield Avenue, Hessle, HU13 9DL

This two-bedroom property, offered to the market with no onward chain, is located in a popular part of Hessle and presents a fantastic opportunity for buyers. With plenty of scope for improvement, it's the perfect chance to put your own stamp on the space and tailor it to your taste. Whether you're looking for a promising investment opportunity or an ideal starter home, this property offers great potential in a sought-after location.

## Key Features

- Ideal Location
- Scope To Improve
- No Onward Chain
- Investment Opportunity
- Ideal Buy-To-Let
- Garage to Rear
- View Now
- EPC =

| 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 |         |           |
|                                             | 72      | 80        |
| 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;

### PORCH

Providing access to the accommodation.

### ENTRANCE HALL

With stairs off.

### LIVING ROOM

A generous living room with feature fireplace housing a gas fire, bay window to the front elevation and access to the storage cupboard.

### DINING ROOM

A versatile reception space ideal for a dining room with windows to the front and rear elevations and fitted overhead storage cupboards.

### KITCHEN

With base fitted units and laminated work surfaces. stainless steel sink unit, further plumbing for an Automatic Washing Machine, windows to the front and rear elevations and a door leading to the garden.

## FIRST FLOOR;

### BEDROOM 1

A bedroom of double proportions with 2 windows to the front elevation.

### BEDROOM 2

A further generous bedroom with fitted storage cupboard and a window to the rear elevation.

### SHOWER ROOM

With a three piece suite comprising of a shower cubicle, low flush WC and a wash hand basin. Further benefitting from a radiator and a window to the rear elevation.

## EXTERNAL;

### FRONT

A walled forecourt with wrought-iron gate.

### REAR

With shaped lawn, timber fencing, greenhouse, access to the garage and rear tenfoot.

### GARAGE

Detached single garage accessed via the garden and the rear tenfoot.

## 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.

## 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.

## TENURE

We understand that the property is Freehold.

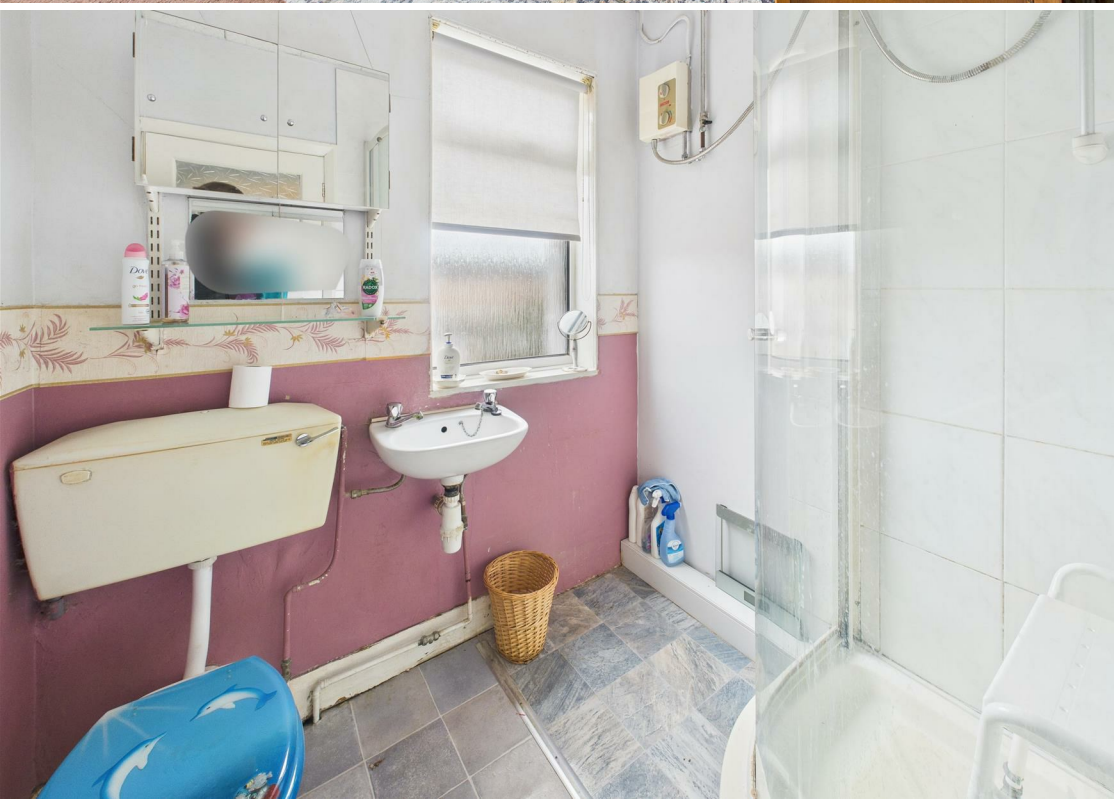
## MORTGAGES

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.

## 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

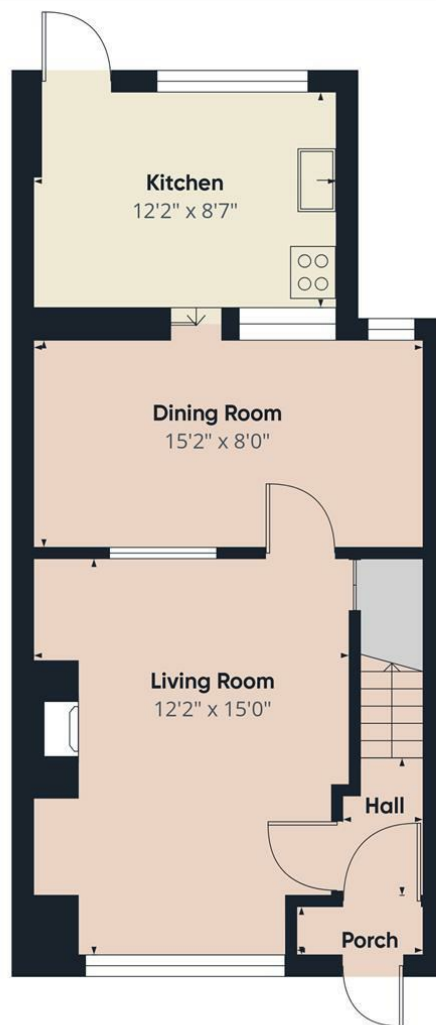
therefore refer also to the room measurements detailed within this brochure.

In compliance with 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)

### **AGENTS NOTES - UNREGISTERED TITLE**

Please note we understand that this property holds an unregistered title and as such there may be additional costs to the purchasing process. We recommend a buyer should discuss this matter with their legal representative.





Ground Floor



First Floor



Approximate total area<sup>(1)</sup>  
729 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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