



Tower Hill, Hesse, HU13 OSP  
Offers In The Region Of £140,000



# Tower Hill, Hessle, HU13 0SP

## Key Features

- Superb Location In The Heart of Hessle
- End of Terrace Property Over Three Floors
- Entrance Hall, Two Reception Rooms
- Kitchen, Utility Lobby, Bathroom
- Two Bedrooms, Attic
- Rear Courtyard Garden
- No Chain Involved
- EPC - E

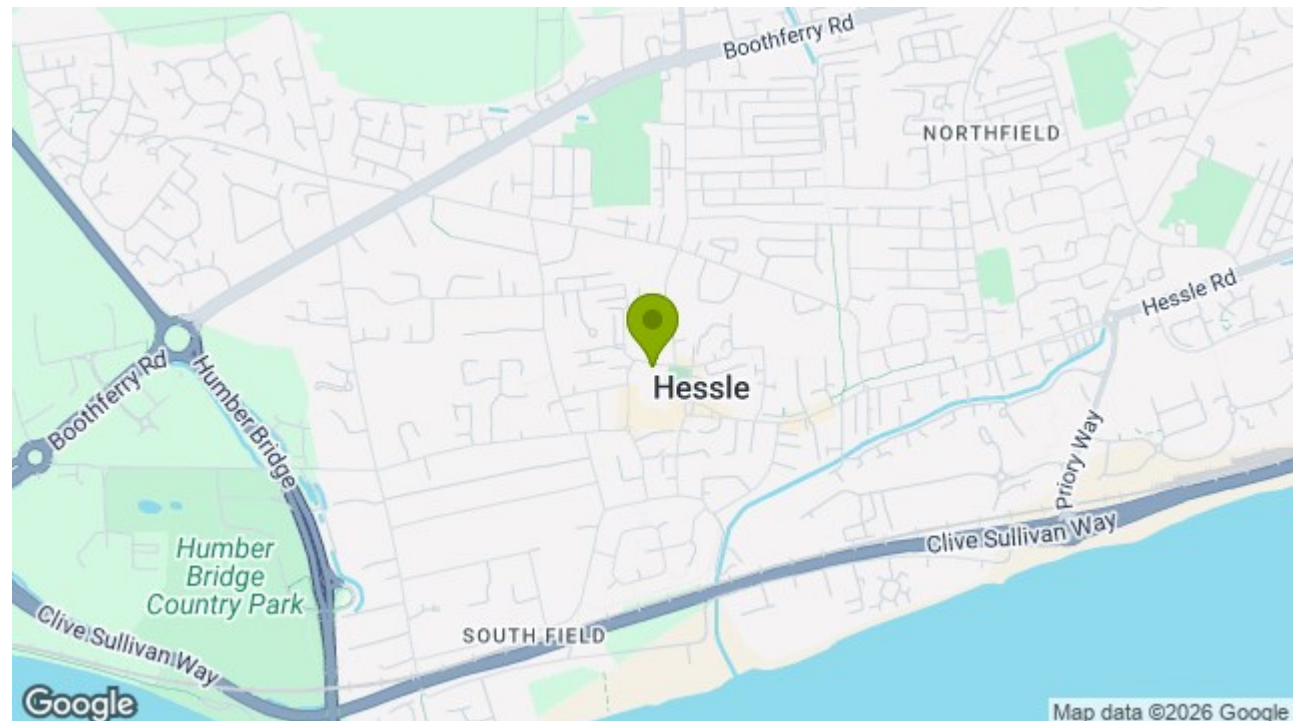
Ideally located just a short distance from Hessle Square, good transport links, local amenities and Tower Hill Park, this property is far more spacious than it first appears.

The property features two good sized reception rooms, extended Kitchen, utility lobby and bathroom. This three-bedroom end-terrace offers generous accommodation arranged over three floors. Two bedrooms are situated on the first floor, with the original attic bedroom occupying the second floor.

The rear courtyard, though modest in size, is perfect for outdoor seating and enjoys a desirable south-west aspect.

The property is offered with no chain involved and must be viewed early to avoid any disappointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		78
(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>	41	
(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

with double glazed entrance door, laminate flooring and stairs to the first floor.

### LOUNGE

with double glazed window to the front elevation and laminate flooring.

### SEPARATE SITTING ROOM/DINING ROOM

with laminate flooring, understairs cupboard, feature fireplace with gas fire and open plan to the kitchen area.

### KITCHEN

with a range of base and wall units, laminate work surfaces, drawers, sink unit, gas hob, electric oven, extractor hood, splash back tiling, inset lights and double glazed window to the rear elevation.

### UTILITY LOBBY

with gas multipoint water heater, laminate flooring and double glazed door.

### BATHROOM

with a three piece white suite, comprising panelled bath with shower over and glazed shower screen, wash hand basin, w.c., heated towel rail, laminate flooring and fully tiled to walls.

## FIRST FLOOR

### BEDROOM 1

with two double glazed windows to the front elevation.

### BEDROOM 2

with double glazed window to the rear elevation and staircase to the attic

## SECOND FLOOR

### ATTIC/BEDROOM 3

with velux window, built in cupboard and gas central heating boiler.

## OUTSIDE

Outside the property abuts the street and to the rear is a very pleasant courtyard garden with decking, storage area and brick walling forming boundary with gate.

## 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.

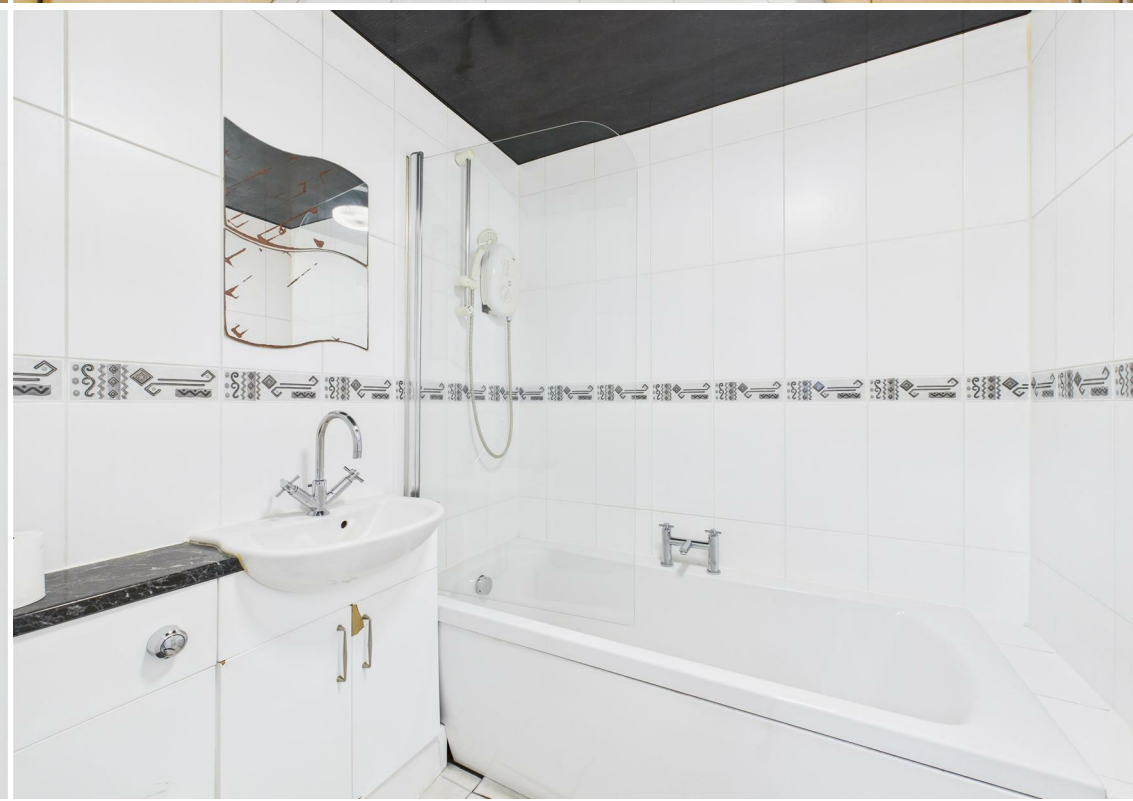
## MORTGAGES

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.





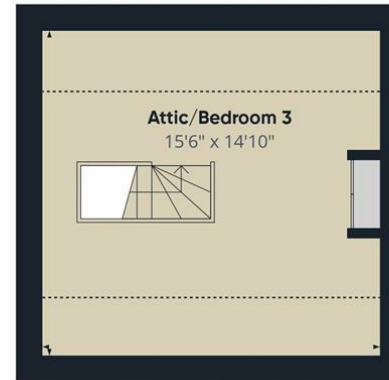




Ground Floor



First Floor



Floor 2

**Bannister**

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

1209 ft<sup>2</sup>

**Reduced headroom**

79 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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58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN  
Tel: 01482 649777 | Email: [info@philipbannister.co.uk](mailto:info@philipbannister.co.uk)  
[www.philipbannister.co.uk](http://www.philipbannister.co.uk)

**Philip Bannister**  
Estate & Letting Agents