



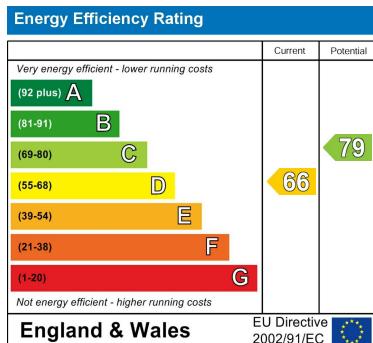
**Seagran Avenue, Hessle, HU13 9ER**  
Offers Over £140,000

**Philip**  
**Bannister**  
Estate & Letting Agents

# Seagran Avenue, Hessle, HU13 9ER

## Key Features

- Superb Two Bedroom End Terraced Home
- Excellent Location, close To Schools and Amenities
- Entrance Porch and Hall, Lounge
- Dining Room, Kitchen, Rear Lobby
- Two bedrooms , Bathroom
- Gardens Front & Rear, Drive & Garage
- No Chain Involved
- EPC - D

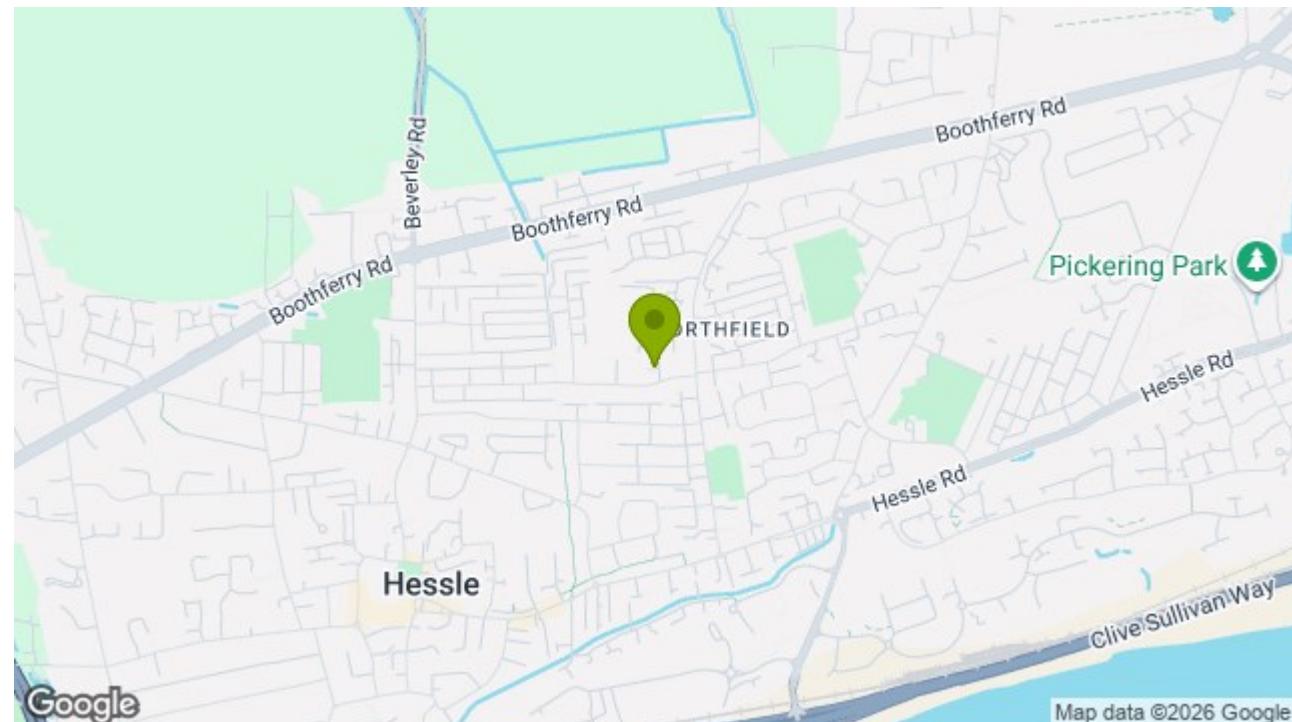


A superb two-bedroom end-terrace property, ideally suited to first-time buyers or investors alike. Occupying a highly desirable location close to well-regarded schools and a range of local amenities, this attractive home offers excellent potential and must be viewed early to avoid disappointment.

The accommodation briefly comprises an entrance porch leading to the hallway, two reception rooms, a fitted kitchen and rear lobby. To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from gardens to both the front and rear, together with a driveway providing off-road parking and access to a garage.

The property is offered for sale with no onward chain





## 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 PORCH

with double glazed door.

### ENTRANCE HALL

with half glazed door and stairs to the first floor.

### LOUNGE

with double glazed angle bay window to the front elevation, feature fireplace and gas fire.

### DINING ROOM

with double glazed window to the side elevation, understairs cupboard and feature fireplace with gas fire.

### KITCHEN

with a range of base and wall units, laminate work surfaces, drawers, sink unit, gas cooker point, plumbing for automatic washing machine, splash back tiling and double glazed window to the rear elevation.

### REAR LOBBY

with storage cupboard, double glazed window to the side elevation and half glazed door leading out to the rear garden.

## FIRST FLOOR

### LANDING

### BEDROOM 1

with double glazed window to the front elevation and built in wardrobes.

### BEDROOM 2

with double glazed window to the rear elevation and built in wardrobes.

### BATHROOM

with a three piece suite, comprising panelled bath, wash hand basin, w.c., fully tiled to walls and double glazed window to the rear elevation.

### OUTSIDE

Outside to the front of the property is a garden area with driveway to a garage and to the rear is a garden with shed, greenhouse and fencing 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 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)

## AML.

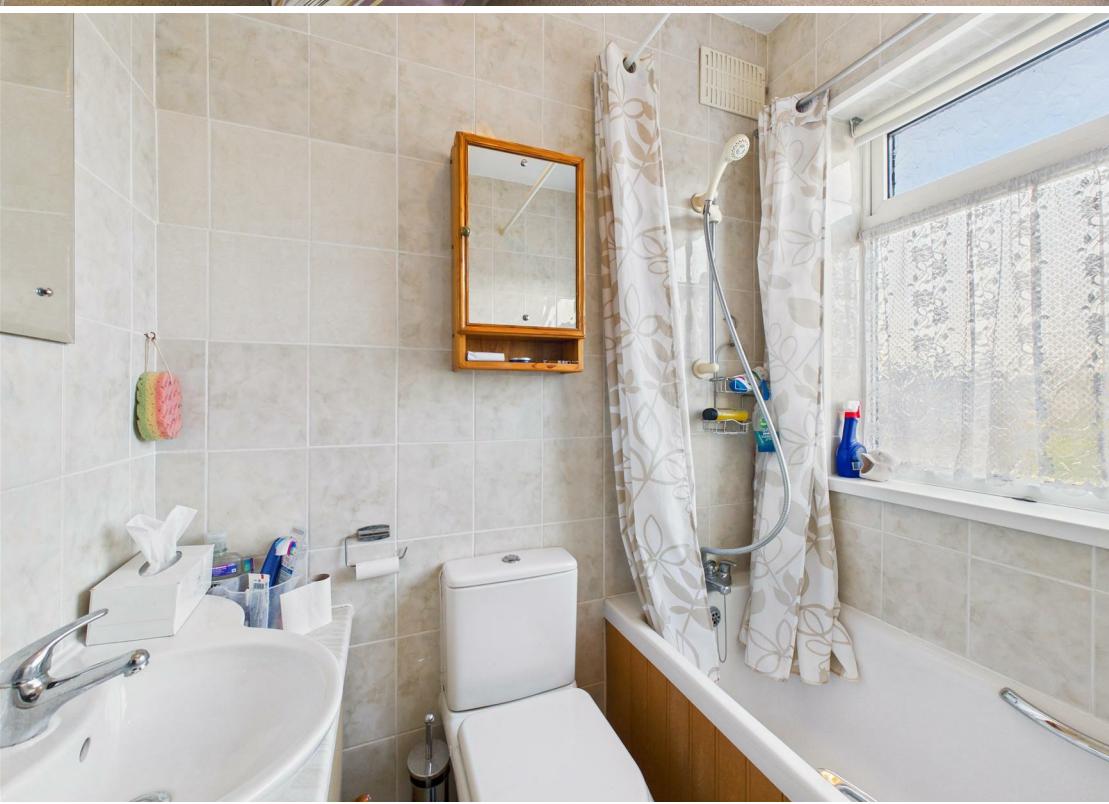
Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification 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.

## 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.





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 Estate & Letting Agents

