



Seaton Road, Hesse, HU13 9EH

Offers Over £170,000



Platinum Collection

Seaton Road, Hessle, HU13 9EH

A superbly presented three-bedroom mid-terrace home, ideally situated on the ever-popular Seaton Road in Hessle, within easy reach of well-regarded local amenities and schools.

This attractive property briefly comprises an inviting entrance hall, a spacious through lounge/dining area offering an abundance of natural light, a well-appointed kitchen, rear lobby and ground floor W.C. To the first floor, the landing leads to three well-proportioned bedrooms and a modern family bathroom, with a fixed staircase to the loft area.

Externally, the property benefits from off-street parking to the front. To the rear, there is a generous and well-maintained garden, enjoying access via a convenient side passageway.

A true credit to its current owner, this delightful home must be viewed at the earliest opportunity to fully appreciate the quality of accommodation on offer and to avoid disappointment.



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Key Features

- Immaculately presented 3 bedroom family home
- Entrance Hall, Through Lounge/Dining Area
- Kitchen, Rear Lobby, Cloakroom/w,c,
- Landing, Three bedrooms, Bathroom
- Loft Area, Parking & Rear Garden
- Early Viewing is A must
- EPC - D



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		
	68	83
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.

THROUGH LOUNGE/DINING AREA

Lounge Area - with double glazed angle bay window to the front elevation, multi-fuel burner, laminate flooring.

Dining Area with understairs cupboard and laminate flooring.

KITCHEN

with a range of base and wall units, laminate work surfaces, drawers, sink unit, gas hob, electric oven, extractor hood, built in fridge and dishwasher, laminate flooring, plumbing for automatic washing machine, splash back tiling and double glazed window to the rear elevation.

REAR LOBBY

with double glazed door and laminate floor.

W.C.

with w.c. and laminate floor.

FIRST FLOOR

LANDING

With fixed staircase to the loft area

BEDROOM 1

with double glazed window to the front elevation

BEDROOM 2

with double glazed window to the rear elevation and storage cupboard housing boiler.

BEDROOM 3

with double glazed window to the front of the property.

BATHROOM

with a three piece white suite comprising panelled bath with rain shower over and glazed screen, wash hand basin, w.c., half tiled to walls, vinyl flooring, heated towel rail and double glazed window to the rear elevation.

LOFT AREA

with velux window and storage to eaves.

OUTSIDE

To the front of the property is off road parking and to the rear is a lawn garden with shed, fencing forming boundary 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.

TENURE.

We understand that the property is Freehold. This should be clarified by your legal representative.

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)

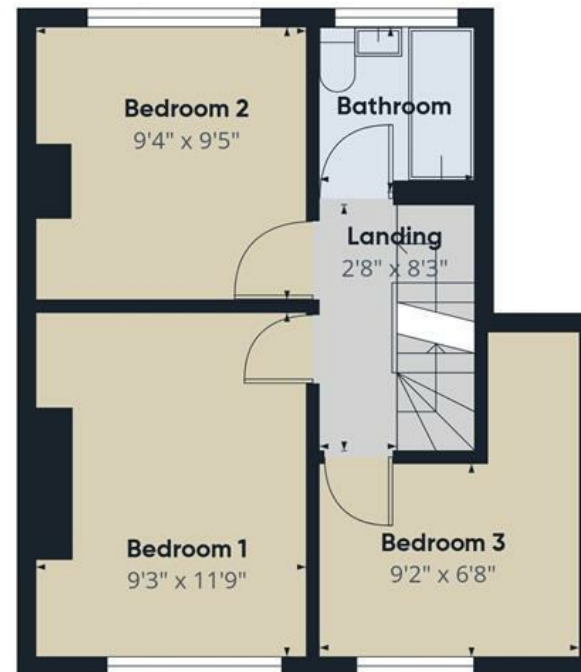
AML.

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.

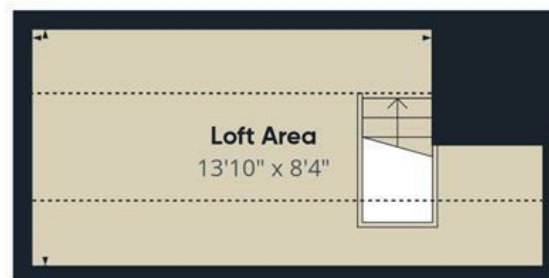




Ground Floor



First Floor



Floor 2



Approximate total area⁽¹⁾
881 ft²

Reduced headroom
66 ft²

(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.

GIRAFFE360



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