



Princes Avenue, Hesse, HU13 0AJ
Asking Price £185,000


Bannister

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Key Features

- Superb Location Close To Hessle Towns Amenities
- Delightful 3 Bedroom Semi-Detached Home
- No Onward Chain
- Generous & Flexible Accommodation
- Entrance Hall, Lounge, Dining Area
- Kitchen, Utility Lobby, Cloakroom
- Parking To The Front, Rear Garden & Garage
- EPC - D

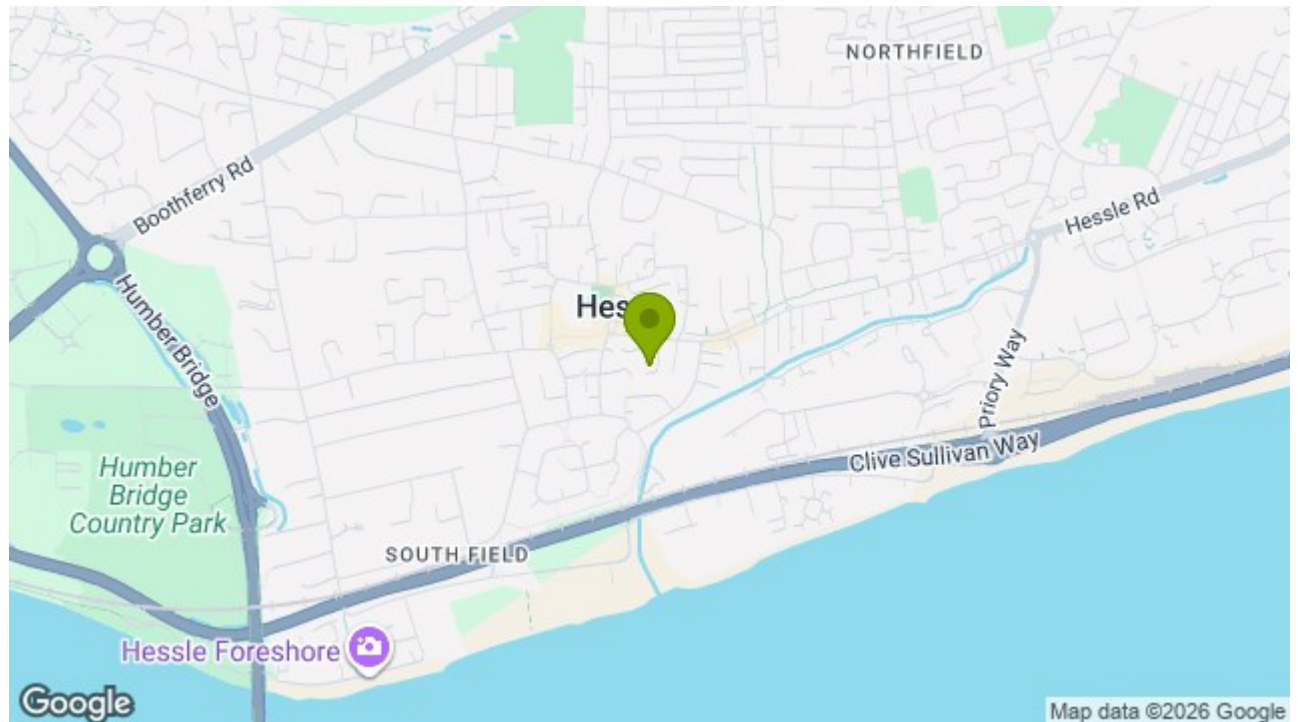
We are delighted to bring this wonderful semi-detached family home to the market. Ideally situated in the heart of Hessle, just a short distance from the many amenities of Hessle Square, this well-presented property offers an excellent opportunity for families and first-time buyers alike.

Recently redecorated throughout, the accommodation briefly comprises an entrance hall, a welcoming lounge opening into the dining area, a fitted kitchen, utility lobby and a ground floor cloakroom/W.C. To the first floor are two generous double bedrooms, a well-proportioned single bedroom and a modern family bathroom.

Externally, the property benefits from a generous rear garden, a shared driveway and off-street parking to the front, providing ample space for family living and entertaining.

Offered to the market with no chain involved, this fantastic home is ready for its next owners to move straight in. Early viewing is highly recommended to avoid disappointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	77
(39-54) E		
(21-38) F		
(1-20) G		
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 door and stairs to the first floor.

LOUNGE

with double glazed rounded bay window to the front elevation, feature fireplace with gas fire, double doors to:-

DINING AREA

with laminate flooring, feature fireplace and understairs cupboard.

KITCHEN

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

UTILITY LOBBY

with two double glazed windows to the side and rear elevation, vinyl flooring, plumbing for automatic washing machine, vented for dryer.

CLOAKROOM/W.C.

with w.c.

FIRST FLOOR

LANDING

BEDROOM 1

With double glazed rounded bay window to the front elevation, built in wardrobes and over cupboards.

BEDROOM 2

with double glazed window to the rear elevation and built in cupboard housing a new boiler.

BEDROOM 3

with double glazed window to the front elevation.

BATHROOM

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

OUTSIDE

To the front of the property is a pebbled garden area offering off road parking and shared driveway leading to a garage. To the rear is a mainly laid to lawn garden with shed and fencing forming boundary and 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.

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 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)

AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



