

Beverley Road, Hessle, HU13 9AS

£180,000

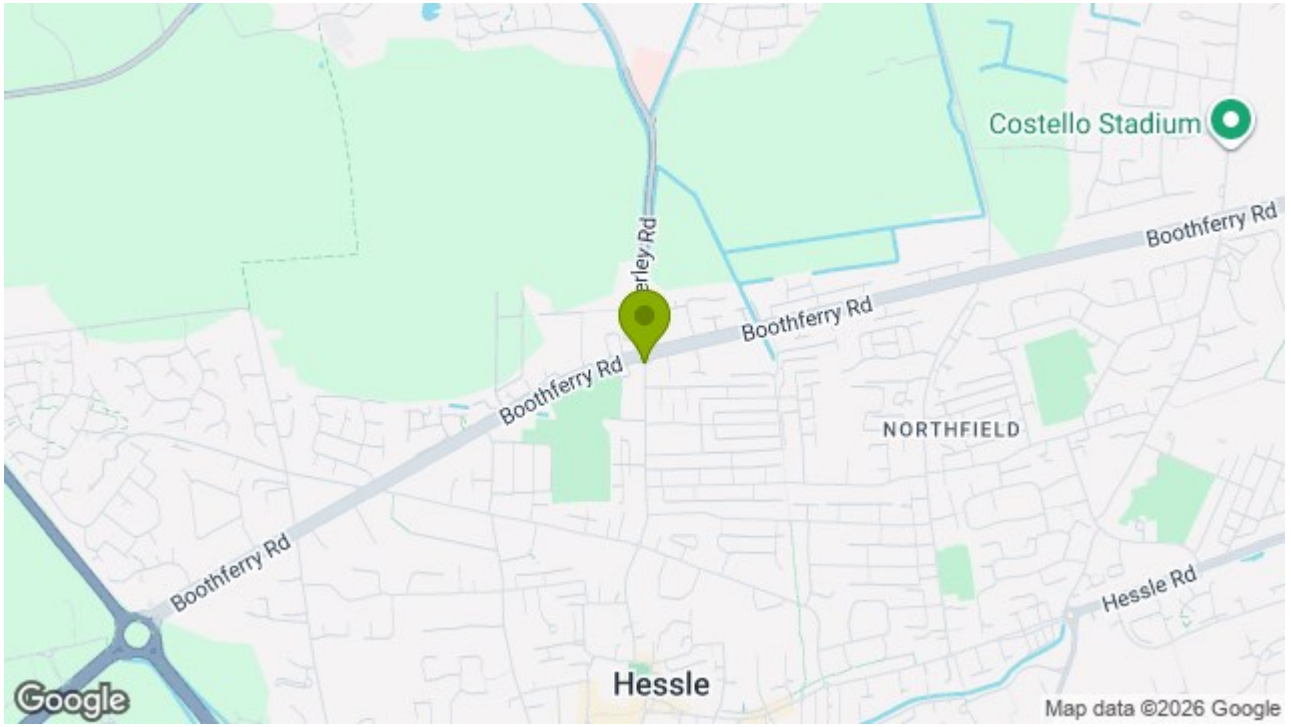
Philip Bannister

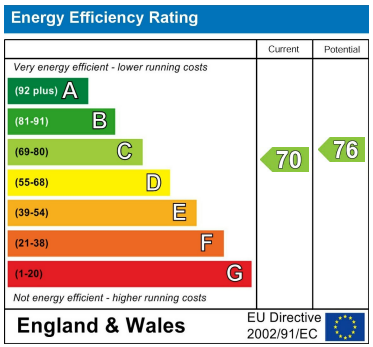
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Offered to the market with no onward chain, this immaculately maintained three-bedroom home in Hessle is ready to welcome its next owner. Boasting generous and versatile living accommodation, along with well-proportioned bedrooms, the property is perfectly suited to a range of buyers. Outside, a pleasant westerly-facing rear garden provides an ideal space to relax and entertain, while a garage and allocated parking to the rear complete this fantastic home.

Key Features

- No Onward Chain
- Popular Location
- Generous Living Space
- Well Proportioned Bedrooms
- Superb Westerly Facing Rear Garden
- Off-Street Parking & Garage To Rear
- Scope To Improve
- EPC =













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
A welcoming entrance hall with stairs off.

LIVING / DINING ROOM
A generous and versatile reception space with ample room for both living and dining furniture. Further benefiting from a bay window to the front elevation, feature fireplace housing a gas fire and glazed double doors leading to the conservatory.

BREAKFAST KITCHEN
which is fitted and dependant on the offer made, white goods may be included.

CONSERVATORY
A great addition to the property offering versatile reception pace with a lovely aspect over the rear garden.

FIRST FLOOR;

BEDROOM 1
A bedroom of double proportions with fitted wardrobes and a window to the front elevation.

BEDROOM 2
A further double bedroom with fitted wardrobes, a storage cupboard and a window to the rear elevation.

BEDROOM 3
A generous single bedroom with fitted dressing table and a window to the front elevation.

SHOWER ROOM
A fully tiled shower room with a walk-in shower area, wash hand basin and a towel rail and a window to the rear elevation.

WC
With low flush WC and a window to the rear elevation.

EXTERNAL;

FRONT
A gravelled frontage with footpath leading to the front porch.

REAR
Superb Westerly facing rear garden with shaped lawn, mature borders, timber fencing and access to the garage and rear tenfoot.

GARAGE & PARKING
Accessed via a rear tenfoot the property benefits from a parking space and a garage with light and power, up and over door plus a side door.

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 are included.

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

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.

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 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)

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.








Approximate total area[1]

1059 ft²

(1) Excluding balconies and terraces

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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