



Edward Street, Hessele, HU13 9ND  
Asking Price £120,000

# Edward Street, Hessle, HU13 9ND

## Key Features

- Superb Starter Home
- Popular Location in Hessle
- Two Bed Mid Terraced Home
- Through Lounge/Dining Area, Fitted Kitchen
- Bathroom, Forecourt and Rear Garden
- Early Viewing Is A Must
- EPC -

A superb opportunity to acquire a delightful starter home, ideally positioned within the highly sought-after town of Hessle, enjoying close proximity to an excellent range of local amenities, well-regarded schools and convenient transport links.

This two-bedroom mid-terraced property offers well-proportioned and thoughtfully arranged accommodation throughout. The ground floor briefly comprises an entrance hall leading into a bright and spacious through lounge with defined dining area, fitted kitchen with access through to a rear lobby and a ground floor bathroom. To the first floor are two generously sized bedrooms,

Externally, the property benefits from a fore courted frontage, while to the rear is a pleasant, low-maintenance paved garden - perfect for outdoor seating and enjoying the warmer months.

Early viewing is highly recommended to fully appreciate the accommodation on offer and to avoid disappointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	79
<b>England &amp; Wales</b>	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, laminate flooring and stairs to the first floor

### THROUGH LOUNGE/DINING AREA

Lounge Area - with double glazed angle bay window to the front elevation.

Dining Area - with laminate flooring, understairs cupboard and double glazed french doors to the rear garden.

### KITCHEN

with a range of base and wall units, drawers, laminate work surfaces, sink unit, electric oven and hon, extractor hood, splash back tiling, laminate flooring and double glazed window to the side elevation

### REAR LOBBY

with plumbing for automatic washing machine, boiler, 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., splash back tiling, laminate flooring and double glazed window to the rear elevation

## FIRST FLOOR

### LANDING

with double glazed window to the rear elevation and access to roof void.

### BEDROOM 1

with double glazed window to the front elevation and storage cupboard.

### BEDROOM 2

with double glazed window to the rear elevation.

## OUTSIDE

Outside is a fore courted area and a paved/slatted rear garden for ease of maintenance.

## 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 A . (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)

## TENURE.

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

## 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.





Approximate total area<sup>m</sup>  
689 ft<sup>2</sup>

(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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