



**Edward Street, Hesse, HU13 9ND**  
Offers Over £130,000

  
**Bannister**



# Edward Street, Hessle, HU13 9ND

Situated in the heart of Hessle, this beautifully presented two bedroom home offers generous and well proportioned accommodation throughout, making it an ideal choice for a wide range of buyers. Immaculately maintained and ready for its next owner to move straight into, the property combines stylish interiors with comfortable living spaces in a highly sought after location. Offered to the market with no onward chain, this is a fantastic opportunity not to be missed. Early viewing is highly recommended to avoid disappointment.

## Key Features

- No Onward Chain
- Ideal Starter Home
- Sought After Location
- Beautifully Presented Throughout
- Generous Living Accommodation
- Superb Rear Garden
- A Must View
- EPC =

| 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 |         |           |
| 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

Providing access to the accommodation.

### LIVING ROOM

A well presented living space with feature cast iron fireplace, window to the front elevation and open to the dining area.

### DINING AREA

A versatile reception space currently utilised as a dining area with a storage cupboard and window to the rear elevation.

### KITCHEN

With a comprehensive range of wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include an Electric Oven, Electric Hob, Extractor, Fridge/Freezer and a ceramic Sink Unit. Further benefitting from a window to the side and rear elevations.

### INNER LOBBY

Providing access to the rear garden and the Utility/WC.

### UTILITY / WC

With a low flush WC, a sink unit, laminated work

surface, combination boiler, further plumbing for a Washing Machine, tiled flooring, partially tiled walls and a window to the side elevation.

## FIRST FLOOR;

### BEDROOM 1

A bedroom of double proportions with window to the front elevation.

### BEDROOM 2

A further double bedroom with window to the rear elevation.

### BATHROOM

A four piece suite comprising of a walk-in shower enclosure, bath, WC and a wash hand basin. Further benefitting from tiled walls, tiled flooring, a radiator, a heated towel rail, window to the rear elevation and recessed spotlights.

## EXTENRAL;

### FRONT

Small forecourt with a brick wall and a wrought iron fence.

### REAR

Well maintained low maintenance rear garden with patio area, garden shed and timber fencing.

## 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 . (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.

## 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)



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