



Northholme Road, Hessele, HU13 9HS

Asking Price £235,000



Platinum Collection

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A superbly presented family home enjoying a prime position on the ever-popular Northolme Road in Hessle, conveniently located close to well-regarded schools and an excellent range of local amenities. A true credit to its current owners, this impressive property is immaculately maintained throughout and early viewing is highly recommended to avoid disappointment.

This spacious three-bedroom semi-detached home, with the added benefit of a versatile loft area, briefly comprises: a welcoming entrance hall, an elegant lounge, a separate dining room, and a well-appointed fitted kitchen. To the first floor is a landing with a fixed staircase leading to the loft area, three well-proportioned bedrooms, and a family bathroom.

Externally, the property offers a garden to the front along with off-road parking via a shared driveway, complete with an EV charging point. To the rear, a generous garden provides 10ft access, a patio area ideal for outdoor dining, and a summerhouse creating a fantastic entertaining space.

Contact us today to arrange your viewing and secure this exceptional family home.



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Key Features

- 3 Bed (Plus Loft Area) Semi Detached House In Desirable Location
- Welcoming Entrance Hall, Two Reception Rooms
- Modern & Attractive, Fitted Kitchen
- 3 Bedrooms, Loft Area, Family Bathroom
- Gardens front & Rear, Plenty Of Off Road Parking
- Superb Summerhouse/Entertaining area
- Early Viewing Is A Must
- EPC - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(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 composite entrance door, double glazed window to side elevation, laminate flooring, stairs to the first floor and understairs cupboard

LOUNGE

with square double glazed window to the front elevation, built in media wall.

DINING/SEPARATE SITTING ROOM

with laminate flooring and double glazed french doors to the rear garden.

FITTED KITCHEN

A range of modern wall and base cabinets in a subtle cashmere colour. contrasting work surfaces. Integrated appliances include a fridge freezer and dishwasher. Built in eye level oven. Induction hob and extractor hood. Space and plumbing for washing machine. Splash back tiling double glazed window to the side elevation and double glazed door.

FIRST FLOOR

LANDING

with fixed staircase to the loft area

BEDROOM 1

with double glazed square bay window to the front elevation, and a range of built in wardrobes

BEDROOM 2

with a double glazed window to the rear elevation.

BEDROOM 3

with a double glazed window to the front elevation and wood panelling to walls.

BATHROOM

with a four piece White suite. comprising Corner bath, Wash hand basin, W.C. and separate shower cubicle, half tiled to walls and two double glazed window to the rear elevation.

LOFT AREA

with velux window and storage to eaves.

OUTSIDE

To the front of the property is a low maintenance garden offering off road parking and with an EV charge point. To the rear is a pleasant garden with artificial grass, porcelain tiled patio areas and a large summerhouse/entertaining area.

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 C . (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.







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