



Swanland Road, Hessle, HU13 0LP
Guide Price £180,000

Philip
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Estate & Letting Agents

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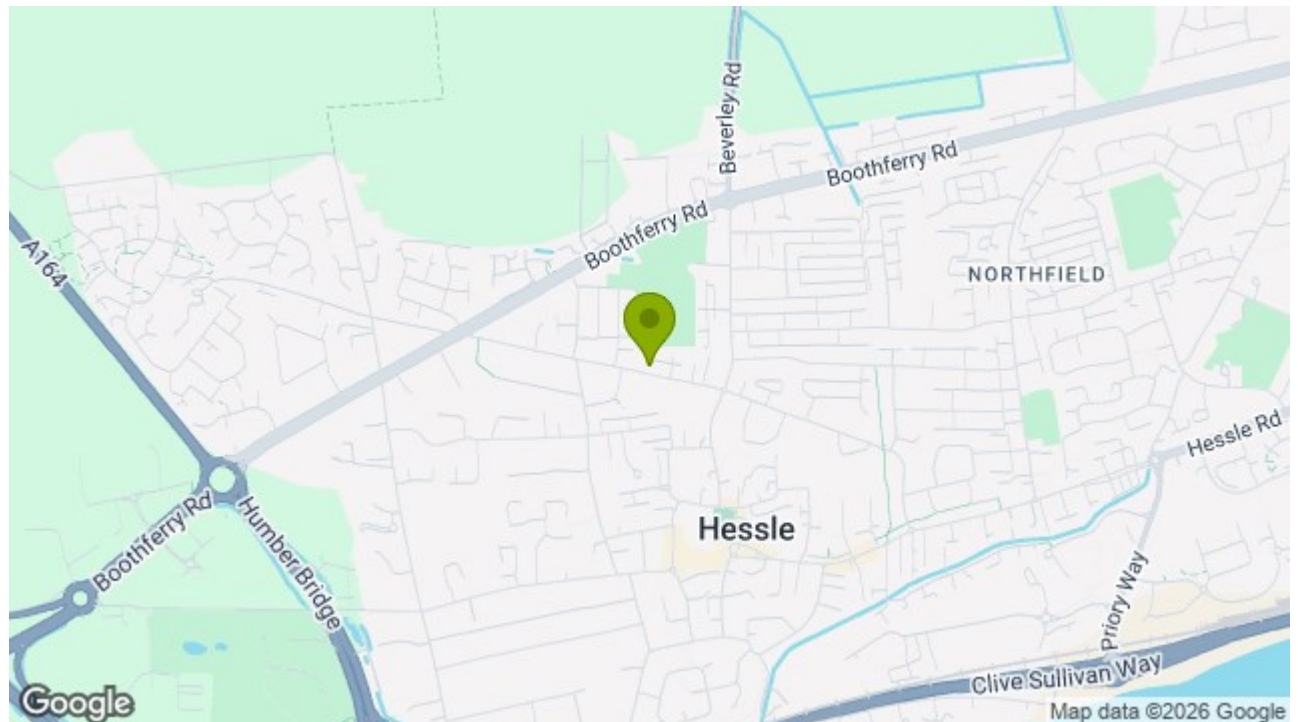
OFFERS INVITED BETWEEN A GUIDE PRICE OF £180,000-£190,000.

Situated on the popular, tree-lined Swanland Road in Hessle, this property is ideally located close to all the amenities that Hessle town has to offer. Providing excellent family accommodation with gas central heating and double glazing, the home briefly comprises: entrance hall, lounge, dining area, kitchen, landing, three bedrooms, and a bathroom. Outside, there are gardens to the front and rear, off-road parking to the front, and a garage to the rear. The property is offered with no chain involved.

Key Features

- Excellent Location in Hessle Close To Amenities
- Entrance Hall, Lounge, Dining Area
- Kitchen, Landing, 3 Bedrooms
- Bathroom, Off Road Parking to The front
- Rear Garden and Garage via 10' Access
- No Chain Involved
- EPC - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	84
(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, laminate flooring, radiator and stairs to first floor.

LOUNGE AREA

with double glazed rounded bay window to the front elevation, feature fireplace with wood burner, stripped floor boards.

DINING AREA

with double glazed window to the rear elevation, stripped floor boards and radiator.

KITCHEN

with a range of base and wall unit, laminate work surfaces, drawers, stainless steel sink unit, electric oven and hob, extractor hood, splash back tiling, plumbing for automatic washing machine, laminate flooring, radiator and two double glazed windows to the rear and side elevation and double glazed door.

FIRST FLOOR

LANDING

BEDROOM 1

with double glazed rounded bay window to the front elevation, built in wardrobes and radiator.

BEDROOM 2

with double glazed window to the rear elevation, radiator, laminated flooring and storage cupboard housing boiler.

BEDROOM 3

with double glazed window to the front elevation and radiator.

BATHROOM

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

OUTSIDE

Outside are gardens to the front and rear, the rear is lawned with flower and shrub border, patio area, fencing forming boundary with gate and a larger than average garage with double doors is accessible via a rear 10'.

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.

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.

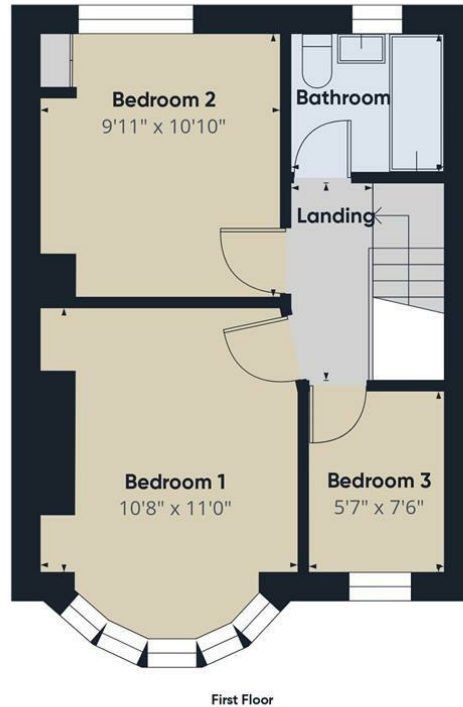
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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)

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.





Approximate total area⁽¹⁾
802 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.

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