



Buttfield Road, Hesse, HU13 0AY
Offers Over £200,000

**Philip
Bannister**

Buttfield Road, Hessle, HU13 0AY

Key Features

- A Superb Double Storey Extended Semi Detached Home
- Convenient Location Close To Hessle Town
- Entrance hall, Lounge, Dining Area, Extended living/Dining kitchen
- Cloakroom/W.c., Landing, 4 bedrooms, Bathroom
- Pleasant Rear Garden, Off Road Parking To The Front
- Early Viewing Is A Must, Call Today To Secure Your Viewing
- EPC - D

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	75
(55-68) D	58
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Situated on the ever-popular, tree-lined Buttfield Road in the sought-after town of Hessle, this beautifully presented, double-storey extended four-bedroom semi-detached home offers an exceptional combination of contemporary family living, generous outdoor space and a highly convenient location.

A true credit to the current owners, the property has been well maintained and stylishly presented throughout, creating a home that is ready to move straight into. Ideally suited to growing families, first-time buyers or those seeking additional living space, this impressive home ticks all the boxes.

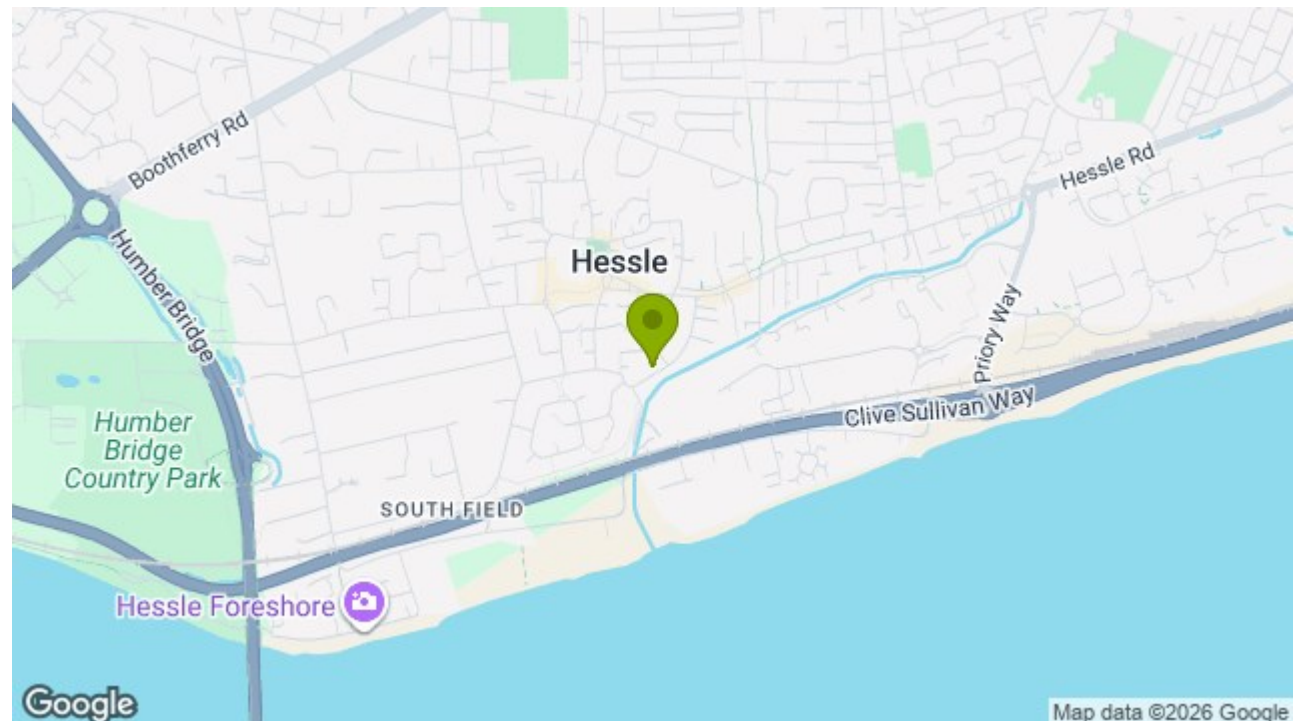
The well-planned accommodation briefly comprises a welcoming entrance hall, a convenient cloakroom/W.C., a spacious through lounge/dining room, and a superb fitted living/dining kitchen, providing the perfect hub for modern family life and entertaining.

Outside, the attractive rear garden has been thoughtfully designed for ease of maintenance while offering an excellent space to relax, entertain guests or enjoy quality family time.

To the first floor are four well-proportioned bedrooms, all served by a stylish contemporary family bathroom.

Enjoying a location within easy walking distance of Hessle's excellent range of amenities, the property benefits from access to good primary and secondary schools, a variety of independent shops, cafés, restaurants and traditional public houses, as well as excellent transport links.

This is a superb opportunity to acquire a spacious, beautifully appointed family home in the ever popular Hessle Town. Early viewing is highly recommended.





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 and stairs to the first floor.

LOUNGE AREA

with double glazed angle bay window to the front elevation, feature fireplace, gas fire and solid wood flooring.

DINING AREA

with double glazed window to the side elevation and solid wood flooring.

LIVING/DINING KITCHEN

with a range of base and wall units, laminate work surfaces, drawers, sink unit, gas cooker point, plumbing for automatic washing machine and dish washer, extractor hood, laminate flooring, double window to the side elevation and double glazed french style doors to the rear garden.

CLOAKROOM/W.C.

with a two piece white suite comprising w.c. and wash hand basin.

FIRST FLOOR

LANDING

with double glazed window to the side elevation.

BEDROOM 1

with two double glazed windows to the front elevation.

BEDROOM 2

with double glazed window to the rear elevation.

BEDROOM 3

with double glazed window to the rear elevation.

BEDROOM 4

with a velux window.

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 side elevation

OUTSIDE

Outside to the front of the property is a key block paved pull on drive which is accessible via a shared driveway and to the rear is a pleasant lawn garden with resin patio area, shed, fencing forming boundary and gate.

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. This should be clarified by your legal representative.

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 NTSEAT 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.





Kitchen / Living Area
8'11" x 8'3"

Kitchen / Living Area
10'1" x 13'8"

Dining Area
7'11" x 14'9"

Lounge
12'9" x 10'8"

Entrance hall



Ground Floor



First Floor

Approximate total area⁽¹⁾
962 ft²
Reduced headroom
9 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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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