



Richmond Road, Hesse, HU13 9DW  
Offers Over £80,000

Philip  
**Bannister**  
Estate & Letting Agents

# Richmond Road, Hessle, HU13 9DW

## Key Features

- Ideal For The Investor/Developer
- Entrance Hall, Lounge, Dining Area, Kitchen,
- Landing, Two bedrooms, Shower room
- Gardens Front & Rear, Garage Via 10' Access
- Early Viewing Is A Must
- No Chain Involved
- EPC

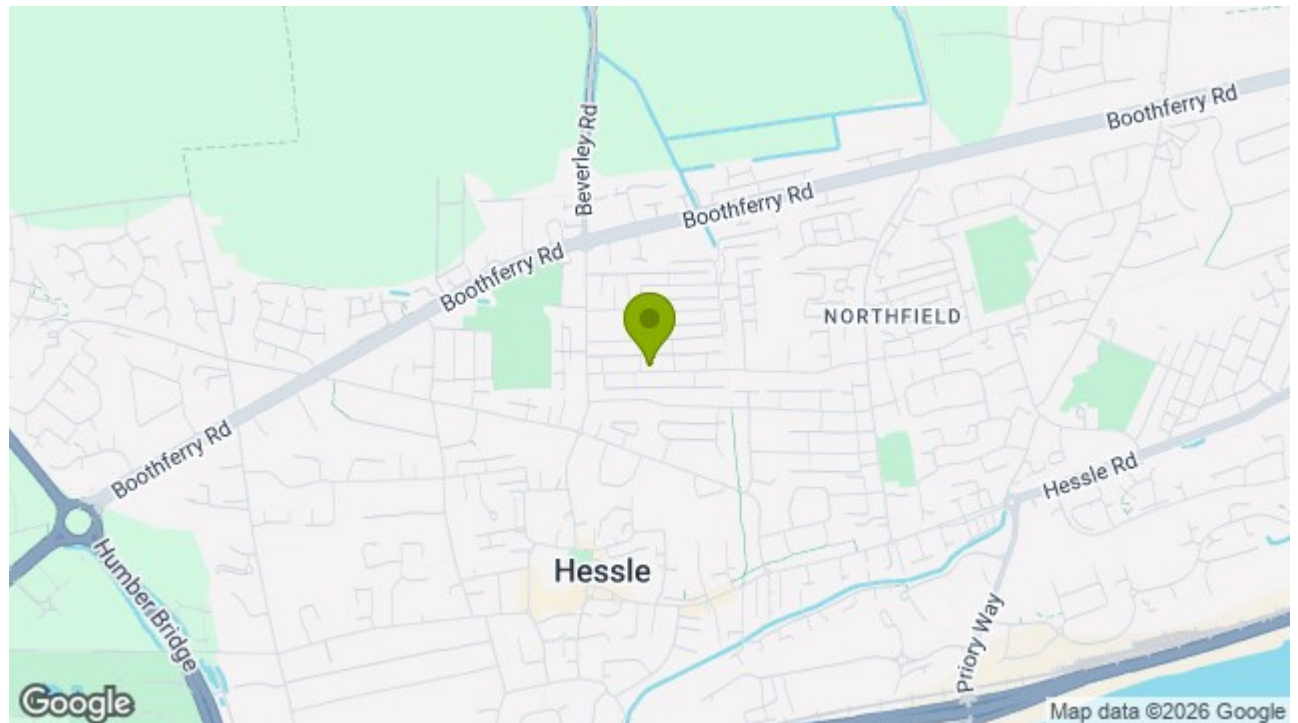
Attention investors and developers - an exciting opportunity has arisen to acquire this two-bedroom mid-terrace property, offering excellent potential for full modernisation and enhancement.

Offered to the market with no onward chain, the property is ideally situated in the sought-after area of Hessle, benefiting from close proximity to a range of local amenities, reputable schools, and excellent transport links.

The accommodation briefly comprises an entrance hall, lounge, dining area, and kitchen to the ground floor, with two well-proportioned bedrooms and a shower room to the first floor. Externally, the property enjoys gardens to both the front and rear.

Early viewing is highly recommended to fully appreciate the potential this property has to offer.

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>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		81
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.

### LOUNGE AREA

with double glazed rounded bay window to the front elevation, feature fireplace.

### DINING AREA

with understairs cupboard.

### KITCHEN

with some base and wall units, laminate work surfaces, electric oven and hob, sink unit, splash back tiling, double glazed window to the rear elevation and double glazed door.

## FIRST FLOOR

### LANDING

### BEDROOM 1

with two double glazed windows to the front elevation and built in wardrobes.

### BEDROOM 2

with double glazed window to the rear elevation and built in wardrobes.

### SHOWER ROOM

with a three piece white suite, comprising shower, wash hand basin, w.c., and double glazed window to the rear elevation.

### OUTSIDE

Outside are gardens to the front and rear and a garage which is accessible via a rear 10'

## GENERAL INFORMATION

SERVICES - Mains water, electricity, and drainage are connected to the property.

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 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)

## AGENTS NOTES - UNREGISTERED TITLE

Please note we understand that this property holds an unregistered title and as such there may be additional costs to the purchasing process. We recommend a buyer should discuss this matter with their legal representative.

## TENURE.

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

## 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<sup>(1)</sup>  
689 ft<sup>2</sup>

(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.

GIRAFFE360



58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN  
Tel: 01482 649777 | Email: info@philipbannister.co.uk  
www.philipbannister.co.uk

