



Bishop Kempthorne Close, Hessele, HU13 9LY
Offers Over £165,000


**Philip
Bannister**
Estate & Letting Agents

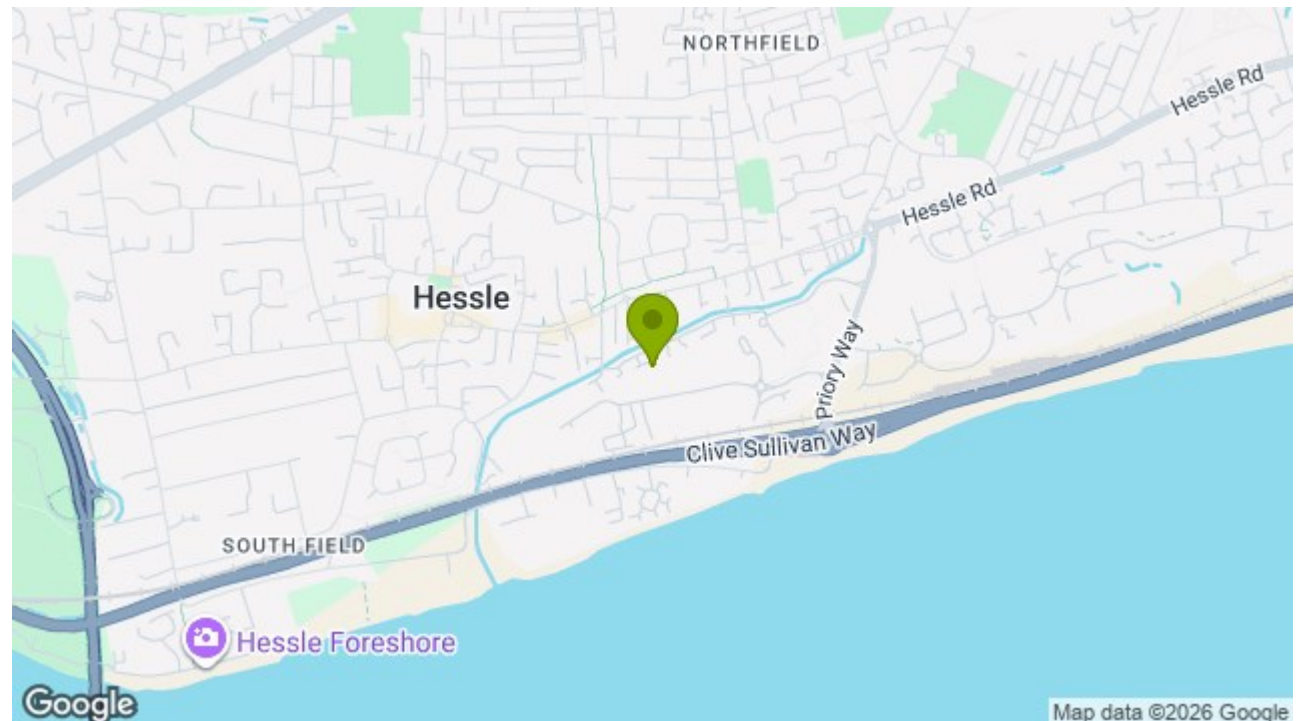
Bishop Kempthorne Close, Hessle, HU13 9LY

A delightful semi-detached property ideally located within a very popular development of Hessle. This well proportioned home offers fantastic modern living with a generous living room and a breakfast kitchen to the ground floor. Two double bedrooms and a stylish bathroom to the first floor. Ideal for the first time buyer, this property also benefits from off-street parking to the front and beautifully presented low maintenance rear garden. Early viewing is essential to avoid disappointment.

Key Features

- Semi-Detached House
- Sough After Area
- Cul-De-Sac Location
- Off-Street Parking
- Immaculately Presented
- Pleasant Rear Garden
- 2 Double Bedrooms
- EPC - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(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

HALL

A pleasant entrance hall providing access to the accommodation.

LOUNGE

16 x 12'7 (4.88m x 3.84m)

A generous living room with feature fireplace housing electric fire, laminate flooring, double glazed window to the front elevation and stairs off leading to the first floor accommodation.

DINING KITCHEN

9'5 x 12'7 (2.87m x 3.84m)

A fitted kitchen with a range of wall and base units with contrasting work surfaces. Integrated appliances include an Electric Oven, Gas Hob and an Extractor Hood. With ample dining space, plumbing for an Automatic Washing Machine, a storage cupboard and a double glazed window to the rear elevation.

FIRST FLOOR

LANDING

with access to roof void

BEDROOM 1

9'4 x 10'6 + wardrobes (2.84m x 3.20m + wardrobes)

A bedroom of double proportions with fitted wardrobes and double glazed window to the rear elevation.

BEDROOM 2

8'10 x 12'7 (2.69m x 3.84m)

A further bedroom of double proportion with storage cupboard and two double glazed windows to the front elevation.

BATHROOM

6'1 x 6'3 (1.85m x 1.91m)

A modern bathroom with a three piece suite comprising of a panelled Bath with overhead Shower and glazed shower screen, Low Flush WC and a Vanity Sink Unit. also benefiting from a tiled floor and partly tiled walls and a double glazed window to the side elevation.

OUTSIDE

To the front of the property is an allocated parking space and a shared parking space with the next door neighbour. To the rear of the property is a low maintenance rear garden. A block paved patio area with stairs leading to a further artificial grassed garden and decking area and 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 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.

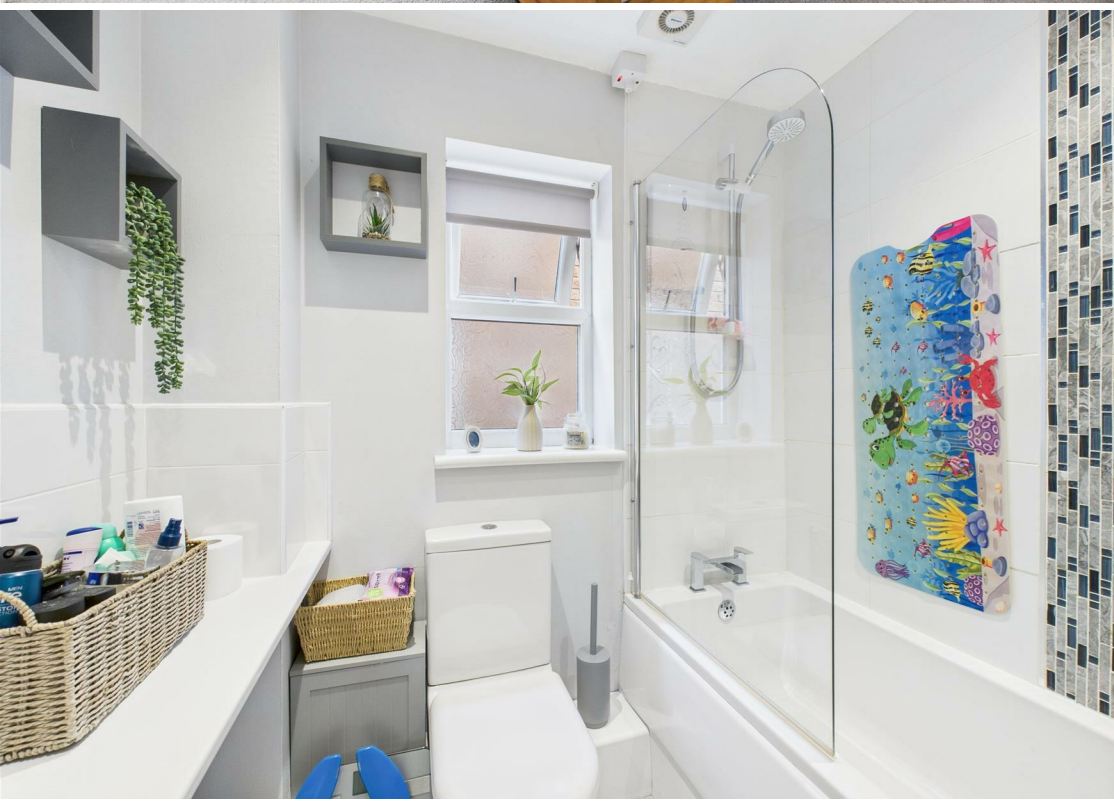
MORTGAGES

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.

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

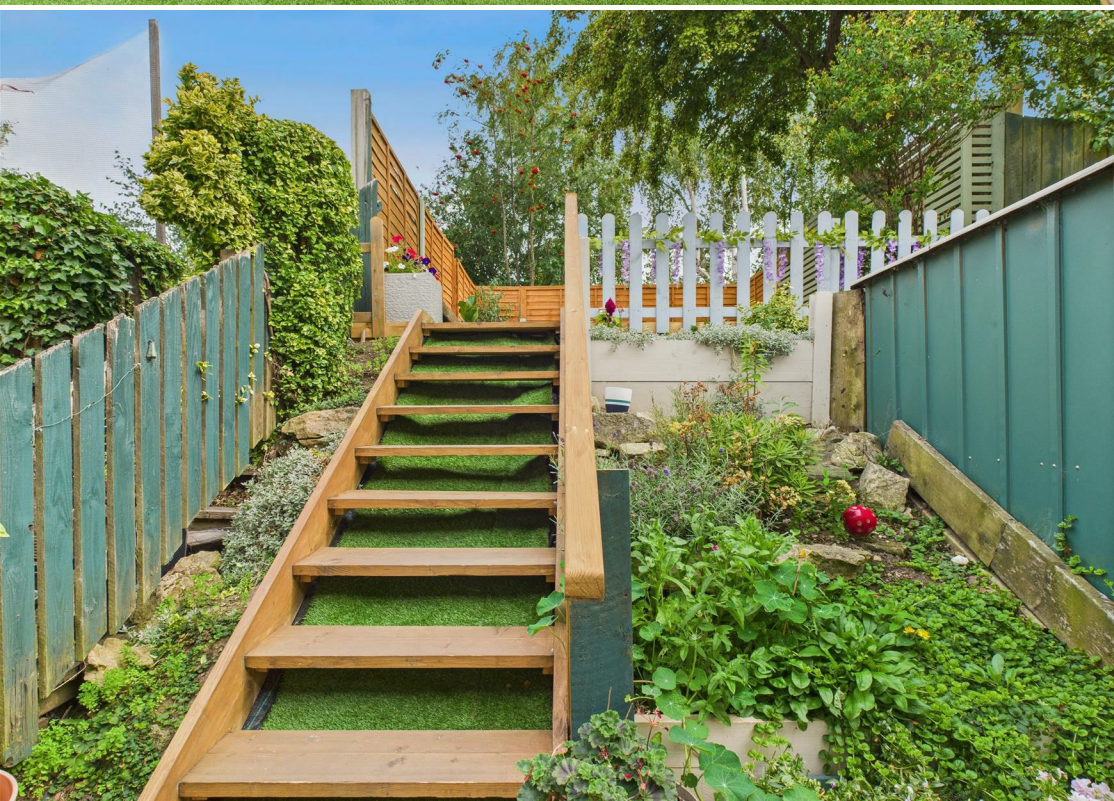
the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings 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.

TENURE.

We understand that the property is Freehold.



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