



The Circle, Hessle, HU13 0QJ
£180,000

Philip
Bannister

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Key Features

- A superb Three Bedroom Home
- Situated in Hessle Close to All Amenities
- Credit to it's current owner
- Entrance hall, Lounge, Dining Kitchen
- Bathroom, Landing Three Bedroom, En Suite
- Parking To the front & Nice Rear Garden
- Early Viewing Is A Must
- EPC - D

A superb three-bedroom home, conveniently situated on the sought-after west side of Hessle and within easy reach of the excellent range of amenities that Hessle town has to offer.

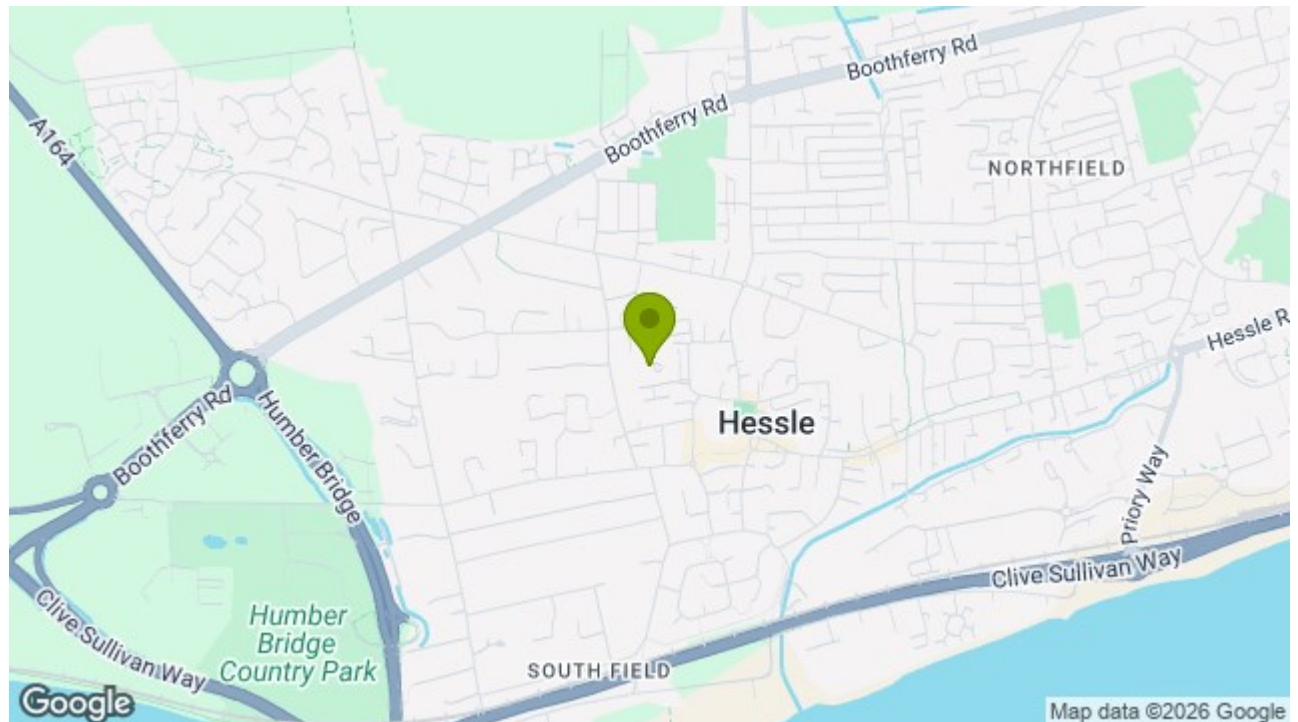
Beautifully presented throughout, this delightful property would ideally suit first-time buyers, young families or those looking for additional space. The accommodation briefly comprises an entrance hall, attractive lounge, spacious dining kitchen and bathroom to the ground floor. To the first floor is a landing providing access to three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room.

Externally, the property enjoys off-street parking to the front, while to the rear there is a pleasant enclosed garden, providing an ideal space for relaxing and entertaining.

This lovely home is a real credit to its current owner and must be viewed internally to be fully appreciated. Early viewing is highly recommended.

Call us today to arrange your viewing!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 and stairs to the first floor.

LOUNGE

with double glazed angle bay window to the front elevation and laminate flooring.

DINING KITCHEN

with a newly installed kitchen, comprising a range of base and wall units with under lighting, work surfaces, drawers, sink unit, built in gas hob, electric oven, extractor hood, built in microwave, fridge and freezer, washing machine, dryer and wine cooler, inset lights, laminate flooring, double glazed window to the rear elevation and double glazed door.

BATHROOM

with a three piece white suite, comprising panelled bath with shower over bath and glazed shower screen, wash hand basin, w.c., inset lights, and laminate flooring.

FIRST FLOOR

LANDING

BEDROOM 1

with double glazed window to the front elevation.

ENSUITE SHOWER ROOM

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

BEDROOM 2

with double glazed window to the rear elevation.

BEDROOM 3

with double glazed window to the rear elevation.

OUTSIDE

Outside to the front of the property is off road parking for two vehicles and to the rear is a pleasant rear garden with artificial lawn, pebbled patio area, 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.

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.

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^m
690 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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