



Bedford Road, Hesse HU13 9DQ

Welcome to

Bedford Road, Hessle

GUIDE PRICE £130,000 - £140,000

Lovely, Extended Home In Hessle with - Entrance Hall, Open Plan Lounge & Dining Area, Fitted Kitchen, 2 Double Bedrooms, Family Bathroom, Gardens & Garage - Book your viewing today!



Entrance Hall

With double glazed door to the front, radiator and stairs to the First Floor.

Lounge Area

12' x 15' 1" to bay (3.66m x 4.60m to bay)
With double glazed bay window to the front, radiator, television point, telephone point and coving to the ceiling.

Dining Area

7' 7" x 15' (2.31m x 4.57m)
With storage cupboard, radiator and coving to the ceiling.

Kitchen

8' 9" x 13' 1" (2.67m x 3.99m)
Fitted kitchen with a range of wall and base units, work surfaces, tiled splashback, stainless steel sink and drainer unit, electric hob, electric oven, cooker-hood, breakfast bar, space for a fridge freezer, plumbing for an automatic washing machine, plinth heater, coving to the ceiling, double glazed window to the rear and double glazed door to the rear.

First Floor

Landing

With loft access.

Bedroom 1

11' 7" x 13' (3.53m x 3.96m)
With 2 double glazed windows to the front, fitted wardrobes, radiator, television point and coving to the ceiling.

Bedroom 2

9' x 9' 2" (2.74m x 2.79m)
With double glazed window to the rear, storage cupboard and coving to the ceiling.

Bathroom

Bathroom with bath with electric shower over, low level wc, wash hand basin, chrome effect towel style radiator, extractor fan, spot light points and double glazed window to the rear.

Outside

Front Garden

With brick wall, fenced surround and gravelled area.

Rear Garden

With raised paved patio area, lawned area and fenced surround.

Garage

11' x 17' 4" (3.35m x 5.28m)
Garage with power, single glazed window to the side, wooden opening door and side access door.



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Welcome to

Bedford Road, Hessle

- GUIDE PRICE £130,000 - £140,000
- Extended 2 Bedroom Mid Terrace Home In Hessle
- Well Presented Throughout!
- Open Plan Lounge & Dining Area
- Garage

Tenure: Freehold EPC Rating: Awaited

guide price

£130,000 - £140,000

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY108921 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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