



Northolme Circle, Hesse, HU13 9HT
Offers Over £170,000


**Philip
Bannister**
Estate & Letting Agents

Northholme Circle, Hessle, HU13 9HT

Offered with no onward chain, this well-presented three bedroom semi-detached property is situated in the ever-popular Northholme Circle - a quiet cul-de-sac location ideal for first-time buyers and growing families alike.


The property enjoys a convenient location within easy reach of Hessle town centre, with its excellent range of shops, cafes, schools and transport links.

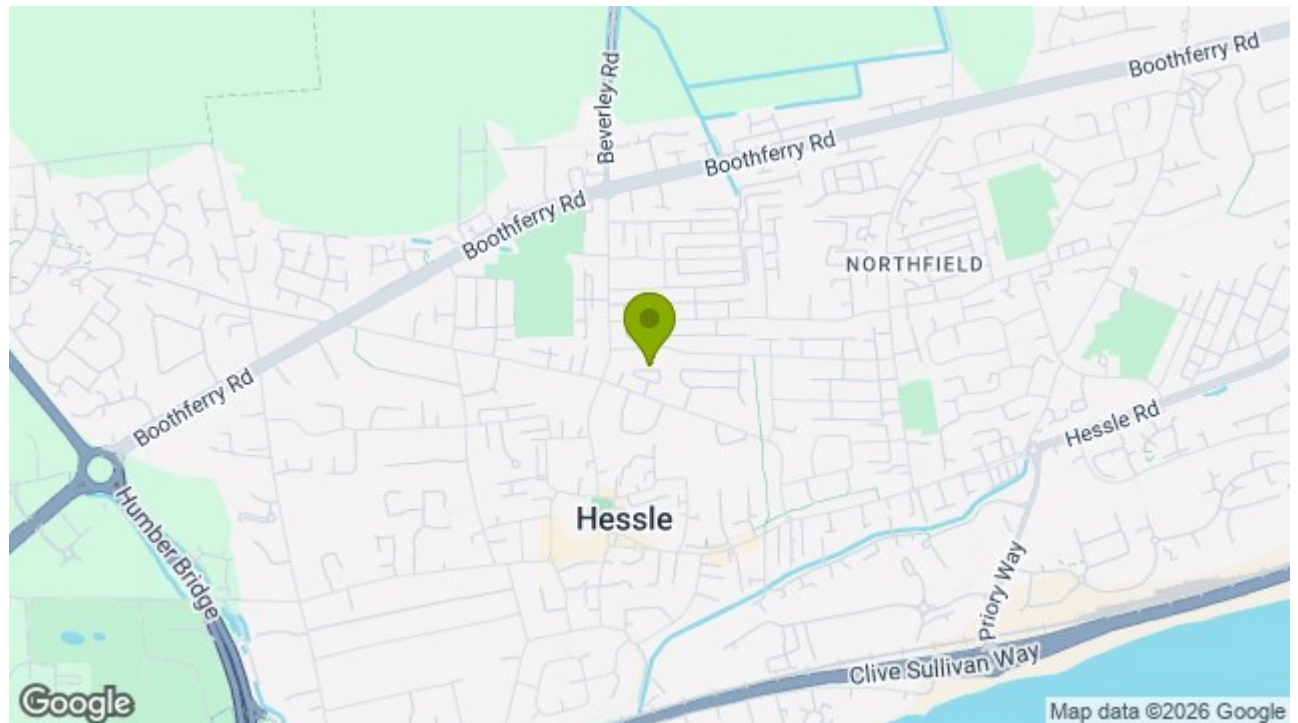
The accommodation briefly comprises: entrance hall, spacious lounge opening into a dining area, fitted kitchen, three bedrooms and a family bathroom. Externally, the property benefits from gardens to the front and rear, with off-street parking to the front.

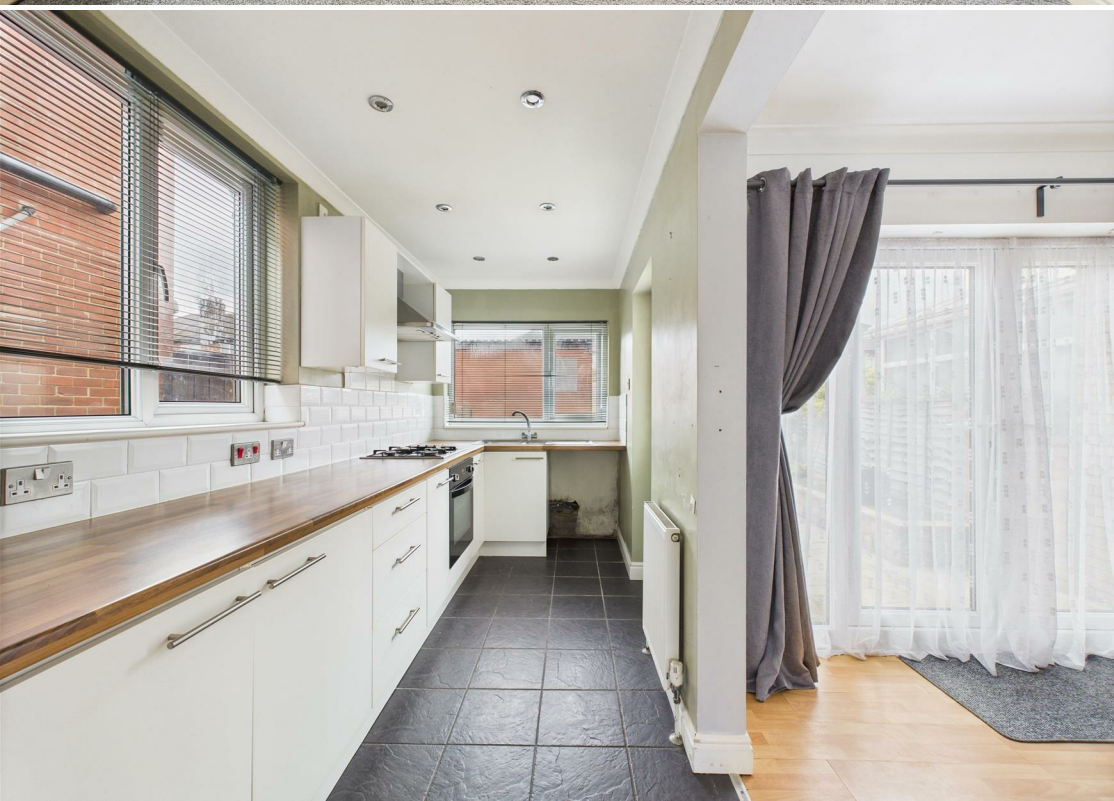
Early viewing is highly recommended to avoid disappointment.

Key Features

- Three bedroom semi-detached home
- Popular cul-de-sac location
- Off-street parking
- Gardens to front and rear
- Through Lounge/Dining Area, Kitchen
- No chain involved
- Close to Hessle town centre and local amenities
- EPC - D
- Council Tax E (East Riding Council)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(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 entrance door.

CLOAKROOM/W.C.

with w.c. and wash hand basin.

LOUNGE

14'1 into bay x 10'7 (4.29m into bay x 3.23m)
with double glazed square bay window to the front elevation, feature fireplace and gas fire.

DINING AREA

11 x 14'1 (3.35m x 4.29m)
with double glazed French doors to the rear garden

KITCHEN

14'4 x 5'7 (4.37m x 1.70m)
With a range of base and wall unit, laminate work surfaces, sink unit, gas hob, electric oven, extractor hood, and double glazed windows to the side and rear elevation and double glazed door.

FIRST FLOOR

LANDING

with double glazed window to the side elevation.

BEDROOM 1

14'3 into bay x 10'9 (4.34m into bay x 3.28m)
with double glazed square bay window to the front elevation.

BEDROOM 2

11' x 10'5 (3.35m x 3.18m)
with double glazed window to the rear elevation.

BEDROOM 3

7'1 x 6' (2.16m x 1.83m)
with double glazed window to the front elevation.

BATHROOM

with a three piece white suite, part tiled and double glazed window to the rear elevation.

GARDENS

To the front of the property is a pebbled garden area offering off road parking and to the rear is a garden with storage shed.

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 NTSTEAR 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.

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.





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

