



Bon Accord Road, Hessle, HU13 0AZ  
Offers Over £165,000

Philip  
**Bannister**  
Estate & Letting Agents

# Bon Accord Road, Hessle, HU13 0AZ

## Key Features

- Early Viewing Is A Must To Appreciate This Fabulous Home
- Ideal For The First Time Buyer.
- Entrance Hall, Lounge, Newly fitted Dining kitchen
- Cloakroom/w.c., Landing, Two Bedrooms
- Recently Fitted Bathroom
- Gardens Front & Rear, Driveway
- Call Us Today for Your Viewing
- EPC - E

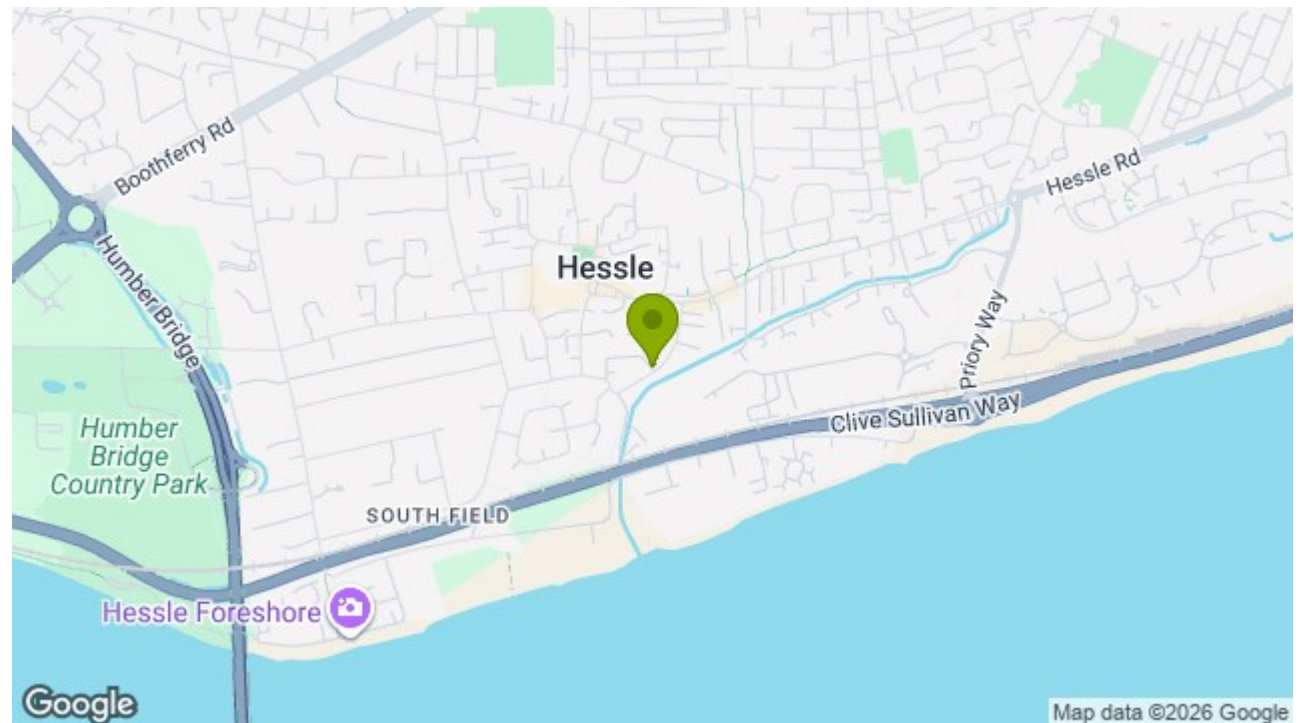
An exceptional opportunity to acquire this beautifully renovated two-bedroom semi-detached home, which is presented to an impeccable standard and a true credit to its current owner. Early viewing is strongly recommended to avoid disappointment.

Conveniently located in the heart of Hessle Town, this property provides easy access to local amenities, schools, and excellent transport links. The accommodation briefly comprises: a welcoming entrance hall, a spacious lounge, a large fitted dining kitchen, and a cloakroom/W.C. On the first floor, the landing leads to two well-proportioned bedrooms and a stylish family bathroom.

Externally, the property benefits from a driveway providing additional off-street parking to the front, while the rear enjoys a south-facing garden, featuring low-maintenance artificial grass and a patio area - perfect for relaxing or entertaining.

Call us today to arrange your viewing and secure this exceptional home, as properties of this calibre rarely stay on the market for long.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 and stairs to the first floor.

### LOUNGE

with double glazed angle bay window to the front elevation, laminate flooring and feature multi-fuel burner.

### DINING KITCHEN

with a range of dark base and wall units, work surfaces, sink unit, induction hob and electric cooker, built in microwave, fridge freezer, dish washer and washing machine, larder units, breakfast island inset lights, shelving, wood effect flooring, two double glazed windows to the rear and side elevations, understairs cupboard, double glazed door.

### CLOAKROOM/W.C.

with w.c., tiled floor and double glazed window to the side elevation.

## FIRST FLOOR

### LANDING

with double glazed window to the side elevation and access to roof void.

### BEDROOM 1

with two double glazed windows to the front elevation.

### BEDROOM 2

with double glazed window to the rear elevation.

### BATHROOM

with a three piece white suite, comprising panelled bath with rain shower over and glazed shower screen, wash hand basin in vanity unit, splash back tiling, tiled floor and double glazed window to the rear elevation.

## OUTSIDE

Outside to the front of the property is a pebbled garden area offering additional parking to the side driveway. To the rear is a low maintenance garden with patio area and decking area and artificial grass.

## 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.

## TENURE.

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

## 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)

## 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

