



**Florence Avenue, Hesse, HU13 0AP**  
£625 Per Calendar Month



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Platinum Collection

## **Florence Avenue, Hessle, HU13 0AP**

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A well-presented two-bedroom property located in the heart of Hessle, this home has been recently redecorated throughout and offers fresh, modern living in a highly convenient central location. The property features bright and spacious accommodation, making it ideal for professionals, couples, or small families.



# Florence Avenue, Hessle, HU13 0AP

## Key Features

- Central Hessle Location
- 2 Bedrooms
- Offered Unfurnished
- Recently Redecorated
- Must View
- Available Immediately
- Rear Garden
- EPC = C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	89
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;

### LIVING ROOM

A generous living space with window to the front elevation and open to the dining area.

### DINING AREA

A versatile reception space with a cupboard off.

### KITCHEN

With wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include a Gas Hob, Electric Oven, Extractor and a Sink Unit whilst further benefitting from plumbing for an Automatic Washing Machine.

### BATHROOM

With a three piece suite comprising of a panelled bath, low flush WC and a wash hand basin.

## FIRST FLOOR;

### BEDROOM 1

A bedroom of double proportions with window to the front elevation.

### BEDROOM 2

A generous bedroom with window to the rear elevation.

## EXTERNAL;

Rear garden with artificially turfed lawn and fenced borders.

## TENANCY INFORMATION

The tenancy will be an Assured Periodic Tenancy (APT).

Bond/Deposit equal to One Months rent.

Sorry - No smokers.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance. The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If you application is successful, the holding deposit then forms part payment of your first months rent.

## 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 . (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.

## 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)











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