



Barnetby Road, Hessle, HU13 9HE  
Asking Price £175,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# Barnetby Road, Hessle, HU13 9HE

Nestled on Barnetby Road in the charming town of Hessle, this delightful semi detached house offers lovely family accommodation, The property comprises entrance hall leads to a spacious lounge that is connects to the dining area and leads to a fitted kitchen, to the first floor are three bedrooms and a bathroom, along with a separate w.c..

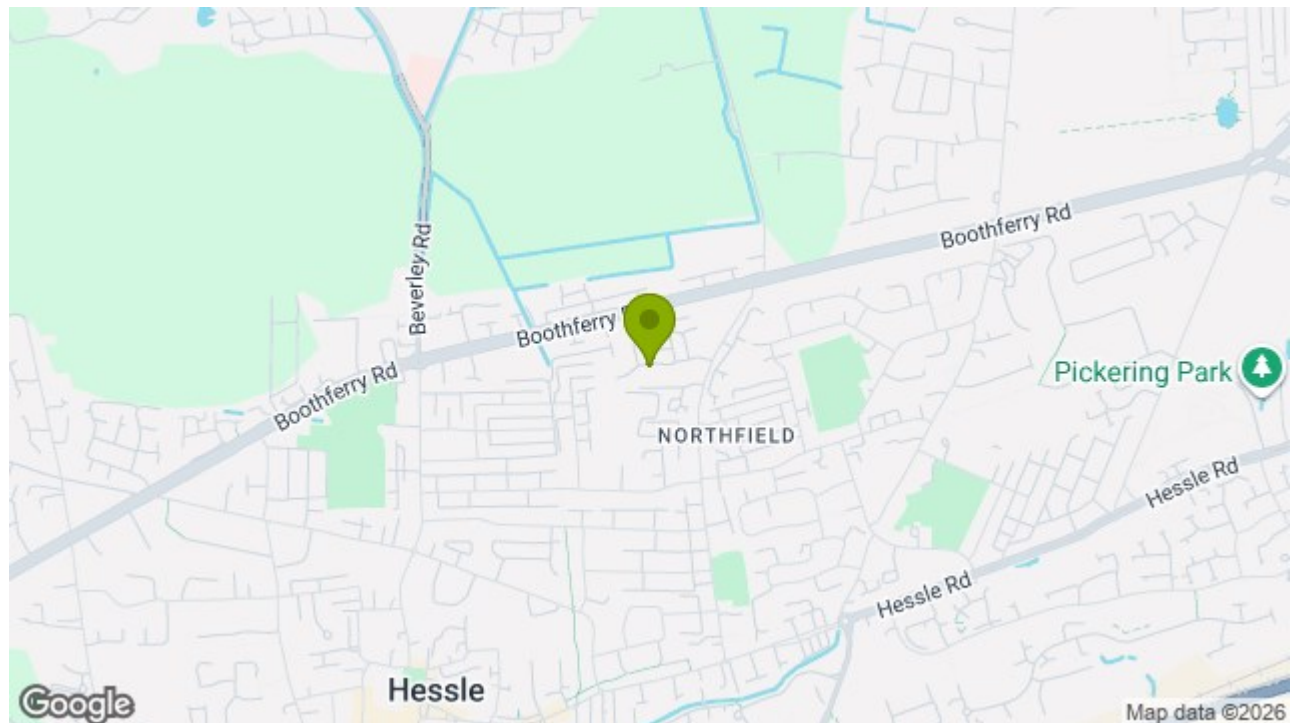
Outside, the property boasts both front and rear gardens,. The location is particularly advantageous, as it is close to local amenities, and local schools

This charming home is a wonderful opportunity for those looking to settle in a friendly community. Early viewing is highly recommended to fully appreciate the potential this property holds. Don't miss your chance to make this house your new home.

## Key Features

- Smart Semi Detached House
- Popular Location
- 3 Bedroom Semi Detached House
- Entrance Hall, Lounge, Dining Area, Fitted Kitchen
- Three Bedrooms, Bathroom, Separate w.c.
- Gardens front and rear, Early Viewing Is A Must
- EPC- D

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		
	70	84
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, stairs to first floor and storage cupboard.

### LOUNGE

16'7 x 16' max measurements (5.05m x 4.88m max measurements)  
With double glazed square box window to the front elevation, fire surround and flame gas fire, further double glazed window to the side elevation, understairs storage cupboard. Open plan to the..

### DINING AREA

9'5 x 8' (2.87m x 2.44m)  
with double glazed window to the rear elevation

### FITTED KITCHEN

9'5 x 8'2 (2.87m x 2.49m)  
with arrange of base and wall units, laminate work surfaces, drawers, sink unit, electric hob and oven, extractor hood, splash back tiling, plumbing for automatic washing machine, 2 double glaze windows to the side and rear elevation and double glazed door.

## FIRST FLOOR

### BEDROOM 1

14' x 9'9 (4.27m x 2.97m)  
with double glazed window to the front elevation

### BEDROOM 2

10'9 x 9'9 (3.28m x 2.97m)  
with double glazed window to the rear elevation and storage cupboard housing boiler.

### BEDROOM 3

9'5 max measurements x 6'7 (2.87m max measurements x 2.01m)  
with double glazed window to the front elevation.

### BATHROOM

with a two piece suite comprising panelled bath, with shower over and glazed shower screen, wash hand basin, fully tiled and double glazed window to the side elevation

### SEPARATE W.C.

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

### EXTERNAL

To the front of the property there is a lawned garden A shared side drive and a rear garden is laid to lawn garden, shed, and fenced boundaries.

### 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 NTSEAT 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.

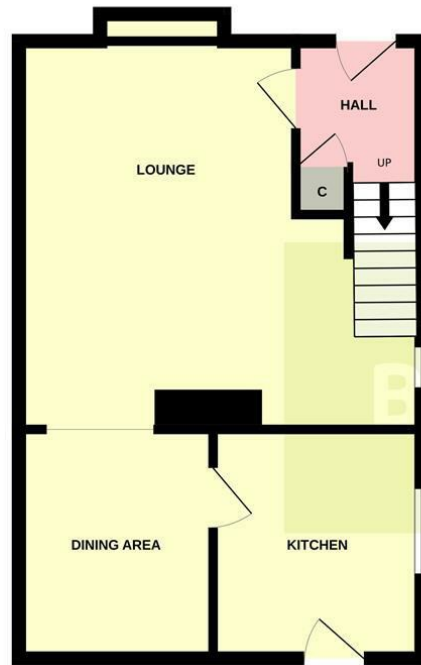
We understand that the property is Freehold.

### AML.

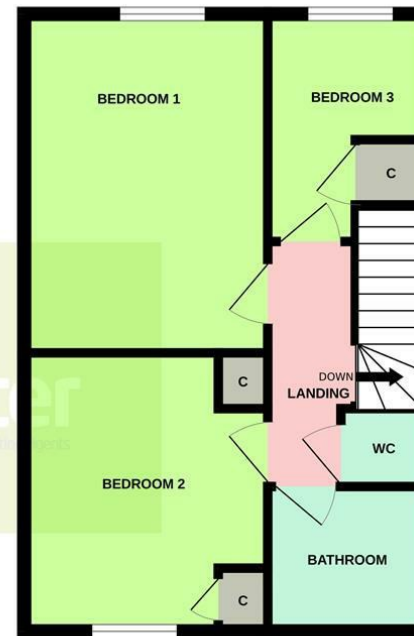
Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.



GROUND FLOOR



1ST FLOOR



41 BARNETBY ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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