



Bon Accord Road, Hessle, HU13 0AZ
£135,000

Philip
Bannister
Estate & Letting Agents

Bon Accord Road, Hessle, HU13 0AZ

This extended 3 bedroom semi-detached home is located in a popular area close to the centre of Hessle. The property offers attractive accommodation which warrants an early viewing and comprises entrance hall, living room, extended dining kitchen and bathroom to the ground floor. At first floor level there are 3 bedrooms (fitted master). Outside there is off street parking to the front and a rear garden.

Key Features

- Semi-Detached Home
- 3 Bedrooms
- Extended Dining Kitchen
- Bay Fronted Living Room
- Great Central Location
- Off Street Parking
- Rear Garden With Decked Terrace
- ER-?

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 84 |
| (69-80) C | | | |
| (55-68) D | | 61 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |





LOCATION

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.

ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

A residential entrance door allows access to the property. A staircase leads to the first floor

LIVING ROOM

11'7" into bay x 14'8" (3.53m into bay x 4.47m)

This bay fronted reception room is fitted with a feature fireplace housing a living flame gas fire

DINING KITCHEN

23'0" x 9'7" (7.01m x 2.92m)

Extended to the rear of the property this fantastic space features a range of wall and base units mounted with contrasting laminated work surfaces, stainless steel 1 1/2 bowl sink unit, electric oven and hob beneath an extractor hood, space and plumbing for automatic washing machine. The dining area features a laminated wood floor, French doors leading to the garden, a window to the side elevation and recessed spotlights

BATHROOM

8'1" x 4'8" (2.46m x 1.42m)

Accessed from the living room, the bathroom is fitted with a three piece suite comprising panelled bath with a glazed shower screen and tiled splashback, pedestal wash basin and WC. There is a window to the side elevation

FIRST FLOOR

LANDING

With access to the accommodation at first floor level

BEDROOM 1

9'6" x 14'9" (2.90m x 4.50m)

A generous master bedroom with fitted wardrobes and two windows to the front elevation

BEDROOM 2

9'10" x 8'0" (3.00m x 2.44m)

With a window to the rear elevation

BEDROOM 3

6'11" x 6'6" (2.11m x 1.98m)

With a window to the rear elevation

OUTSIDE

To the front of the property there is a gravelled area providing off road parking. The rear garden features a large decked terrace adjoining the property with a slate beds, fencing and a garden 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 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).

We would recommend a purchaser make their own enquiries to verify this.

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.

VIEWINGS

Strictly by appointment with the sole agents.

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 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.

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.

AGENT 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 I2I Financial Planning Group Ltd £124.42. CTL Three Ltd £142.40 Typical Conveyancing Referral Fee Move With Us Ltd £126.25. Bridge McFarland LLP £100 Quality Solicitors Locking £100

AGENTS NOTES (continued)

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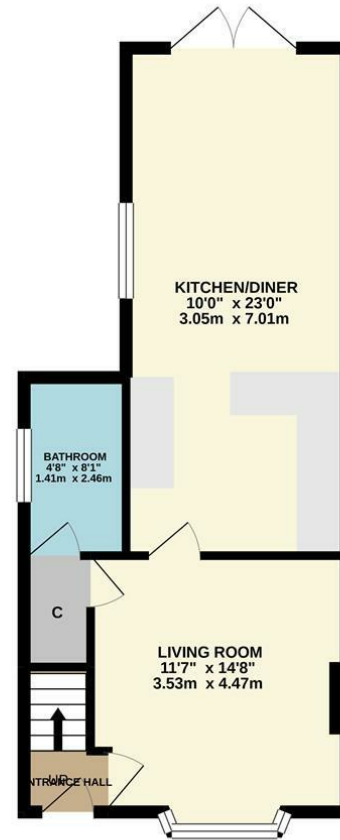
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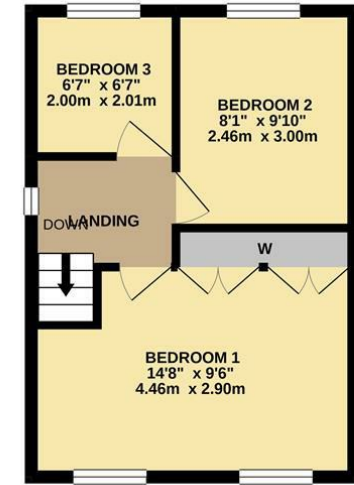




GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq ft. (69.6 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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