



1 Hudson Court, Hessle
£99,950

An over 60's ground floor apartment which has been fully refurbished and must be seen to be fully appreciated

INTRODUCTION

An over 60's ground floor apartment which has been fully refurbished and must be seen to be fully appreciated. The property has electric heating, double glazing and briefly comprises communal entrance hall with intercom security system, private entrance hall, lounge, kitchen, bedroom, shower room, communal areas and gardens. The property is offered with no chain involved.

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.

COMMUNAL ENTRANCE HALL

With intercom security system.

ENTRANCE HALL

With entrance door and storage cupboard

LOUNGE 22'4 x 10'9 max measurement. (6.81m x 3.28m max measurement.)

With double glazed window and door, economy 7 heater, feature fireplace and

electric fire.

KITCHEN 4'4 x 7'7 (1.32m x 2.31m)

With a range of base and wall units, laminate work surfaces, sink unit, electric oven and hob, extractor hood, splash back tiling, space for fridge and freezer, and double glazed window to the rear elevation.

BEDROOM 1 17'5 x 9' max measurements narrowing to 5'1 (5.31m x 2.74m max measurements narrowing to 1.55m)

With double glazed window to rear elevation, built in wardrobes and economy 7 heater.

SHOWER ROOM 6'9 x 5'7 (2.06m x 1.70m)

With a three piece white suite, comprising shower in cubicle, wash hand basin in vanity unit, w.c., fully tiled, extractor fan, electric heater.

OUTSIDE

Outside the property is positioned in well established and kept gardens.

COMMUNAL AREA'S

The development has an excellent range of community facilities including a lovely residents lounge, guest suite, laundry and in house manager Monday to Friday.

GENERAL INFORMATION

SERVICES - Mains water, electricity, and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of electric heating system.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed

frames

SECURITY - The property has the benefit of an intercom security system.

COUNCIL TAX - The property lies within Band C (East Riding Of Yorkshire Council)

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 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.



VIEWINGS

Strictly by appointment with the sole agents

AGENTS NOTE

The agents 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.

The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floor plans detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale.

Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.



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