



1 Acadia Grove, Hessele

£545

**OFFERED UNFURNISHED - Excellent 2 bedroom semi detached house within walking distance of Hessle square and side driveway**

### **INTRODUCTION**

OFFERED UNFURNISHED - Excellent 2 bedroom semi detached house within walking distance of Hessle square and side driveway. The property has gas central heating system and double glazing and briefly comprises entrance hall,, lounge, dining kitchen, landing, 2 bedrooms, bathroom and gardens front and rear. Early viewing is a must

### **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.

### **ENTRANCE HALL**

With double glazed door

### **LOUNGE**

With double glazed square bay window, radiator, feature fireplace, electric fir and laminate flooring

### **DINING KITCHEN**

With a range of base and wall units, laminate work surfaces, sink unit, built in oven and hob,

radiator, plumbing for automatic washing machine, space for fridge freezer, laminate flooring, double glazed window and double glazed french doors onto the rear garden

### **LANDING**

#### **BEDROOM 1**

With 2 double glazed window, radiator and built in wardrobes.

#### **BEDROOM 2**

With double glazed window and radiator.

### **BATHROOM**

With three piece white suite, comprising panelled bath, wash hand basin, w,c, splash back tiling, storage cupboard, radiator and double glazed window.

### **OUTSIDE**

Outside are gardens to the front and rear and a side driveway offering multiple parking facilities.

### **LEASEHOLD INFORMATION**

A minimum of 6 months (Assured Shorthold)  
We will require One Months rental in advance.  
Bond/Deposit equal to One Months rent.  
Sorry - No smokers or pets accepted.  
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.

### **VIEWING**

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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