



Eastgate, Hessle, HU13 9LW

£185,000



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Platinum Collection

## Eastgate, Hessle, HU13 9LW

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An amazing property of ample size, which must be viewed early to avoid any disappointment and which is a credit to it's current owner. The property has gas central heating system, double glazing and briefly comprises entrance, lounge, dining area, fitted kitchen, landing, three bedrooms, bathroom, attic and small front and rear gardens. The property is conveniently located a short walk from the Hessle Square which has an abundance of local amenities and good transport links.



# Eastgate, Hessle, HU13 9LW

## Key Features

- DON'T JUDGE A BOOK BY IT'S COVER
- Excellent family home
- Spacious through lounge
- Modern kitchen diner
- 3 Beautiful double bedrooms
- Family Bathroom
- Large versatile attic space
- Fantastic Rear courtyard
- No chain involved
- Internal inspection Required



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	54	69
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		1
(1-20)	G		1
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

## INTRODUCTION

DON'T JUDGE A BOOK BY IT'S COVER - Come and view me as I am a great size and have been tenderly cared for by the present owners. The property is situated in the Heart of Hessle and is excellently located for all local amenities. The property benefits from gas central heating, double glazing and briefly comprises Entrance hall, Lounge, separate sitting room, breakfast kitchen, 3 double bedrooms and bathroom to the first floor and a large versatile attic to the second floor ( currently used as a bedroom ). Outside are gardens to the front and rear. 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.

## ENTRANCE HALL

With double glazed entrance door, wood effect panelling to walls, laminate flooring, radiator, under stairs cupboard offering storage and stairs to first floor.

## LOUNGE AREA

14'9" x 12'6" (4.50 x 3.81)

With double glazed window to the front elevation, feature fireplace with tiled back and hearth, Multi-fuel stove, radiator, picture rail, arch to:-

## SEPARATE SITTING/DINING AREA

13'3" x 10'5" (4.04 x 3.18)

With double glazed French doors leading to the rear garden, feature fireplace, laminate flooring, picture rail and radiator.

## BREAKFAST KITCHEN

17'3" x 8'10" (5.26 x 2.69)

With a range of base and wall units, laminate work surfacing, stainless steel sink unit, gas hob and oven with a separate grill, plumbing for automatic washing machine and dishwasher, gas central heating boiler, laminate flooring, splash back tiling, radiator, two double glazed windows to the rear and side elevation and double glazed door giving access to the rear garden.

## LANDING

With double glazed window to front elevation, radiator and staircase to the attic.

## BEDROOM 1

14'9" x 11'4" (4.50 x 3.45)

With double glazed window to the front elevation and radiator.

## BEDROOM 2

13'3" x 11'11" (4.04 x 3.63)

With double glazed window to the rear elevation and radiator.

## BEDROOM 3

10'6" x 8'10" (3.20 x 2.69)

With double glazed window to the rear elevation and radiator.

## BATHROOM

5'8" x 6'6" (1.73 x 1.98)

With a three piece white suite, comprising panelled

bath with over head shower attachment, wash hand basin, low flush suite w.c., splash back tiling, radiator and double glazed window to side elevation.

## ATTIC

15'11" max measurements x 15'8" max measurement (4.85 max measurements x 4.78 max measurement) With double glazed Velux window, radiator, laminate flooring and storage recess to eaves.

## EXTERNAL

Outside there is a small front garden area which is well presented, pebbled, brick wall forming boundary and gate. To the rear is a very pleasant garden which has a decking area, shed, outside light brick walling and fencing forming boundary and side passage way.

## 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** - The property lies within Band C (East Riding Of Yorkshire)

**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.

## 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

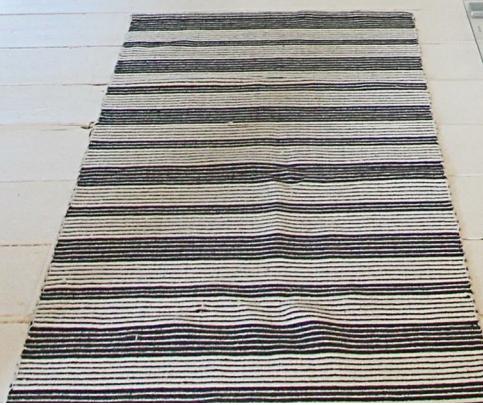
information, particularly if you contemplate travelling some distance to view the property.

### AGENTS NOTES (continued)

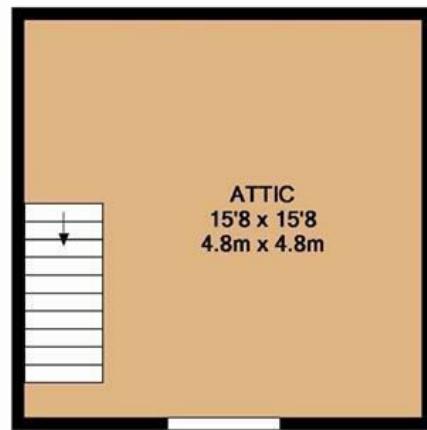
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all 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, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100







ATTIC

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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