



Ferry Road, Hessle, HU13 0DS
Offers In The Region Of £184,950


**Philip
Bannister**
Estate & Letting Agents

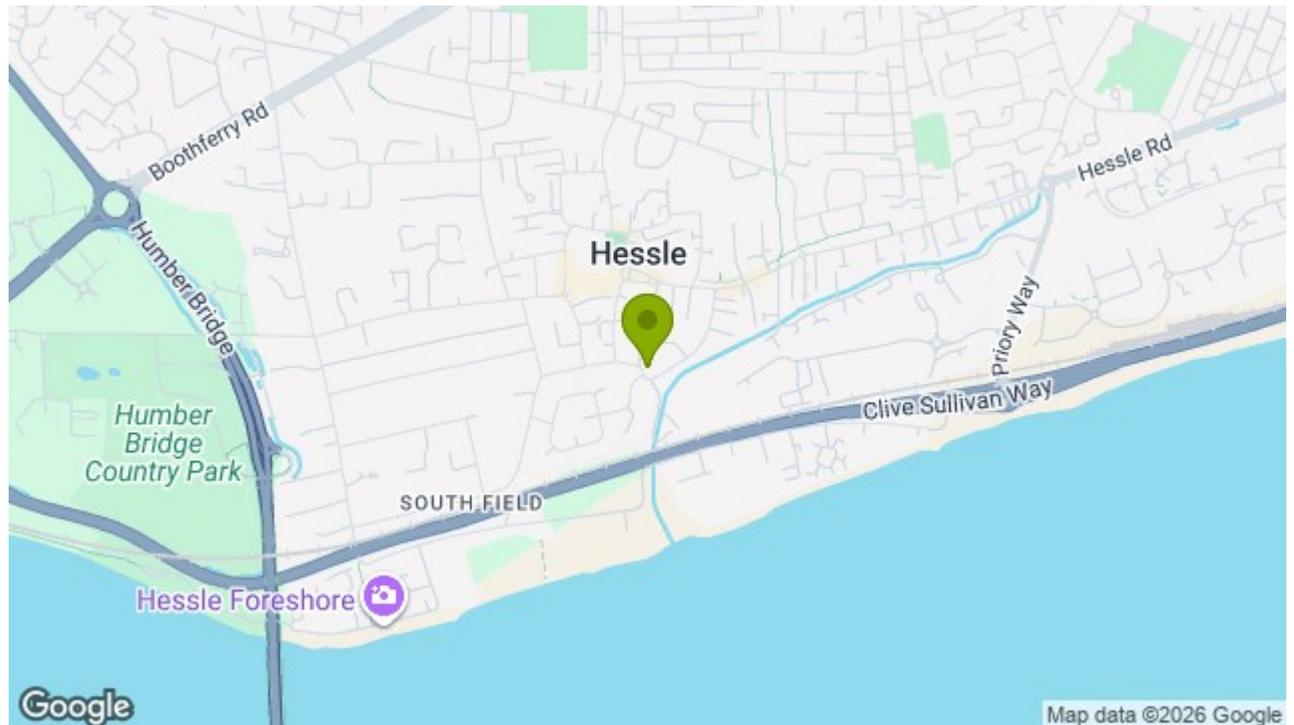
Ferry Road, Hessle, HU13 0DS

This impressive semi-detached property occupies a wider than average plot and has been thoughtfully transformed by the current vendors into a stylish, modern home finished to a beautiful standard throughout. Boasting a stunning dining kitchen perfect for entertaining, a sleek contemporary bathroom, and elegantly presented reception rooms and bedrooms, the property effortlessly combines comfort with contemporary design. Externally, it continues to impress with a private rear courtyard, a generous side garden, ample off-street parking, and the added benefit of a garage, making it an ideal choice for modern living.

Key Features

- Semi-Detached Home
- Sought-After Location
- Immaculately Presented Throughout
- Fabulous Dining Kitchen
- Contemporary Bathroom
- Ample Off-Street Parking
- Garage
- EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

Providing access to the accommodation with stairs off.

LIVING ROOM

A generous living room with a bay window to the front elevation feature cast iron fireplace and access to the under-stairs cupboard.

DINING KITCHEN

A fabulous dining kitchen with blue shaker wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include an Electric hob, Electric Oven and an Extractor. Further benefitting from ample dining/living space, French doors leading to the rear courtyard and a side door.

UTILITY ROOM

With shaker wall and base units, laminated work surfaces and a tiled splashback. Further benefitting from plumbing for an Automatic Washing Machine and a window to the rear elevation.

WC

With low flush WC with wash hand basin attached to.

FIRST FLOOR;

BEDROOM 1

A bedroom of double proportions it two windows to the front elevation and a open wardrobe.

BEDROOM 2

A further double bedroom with window to the rear elevation.

BATHROOM

With a three piece suite comprising of a panelled bath with overhead electric shower, a low flush WC and a wash hand basin. Further benefitting from a window to the rear elevation, partially tiled walls and a radiator.

EXTERNAL;

SIDE GARDEN

Beautifully landscaped garden with circular patio area, fixed pergola, pond, summer house, beautiful borders, timber gate and fencing and slate chippings.

REAR COURTYARD

A perfect enclosed courtyard with slate chippings and timber fencing.

FRONT

With parking for multiple vehicles.

GARAGE/WORKSHOP

Larger than average single garage with up and over door, light, water and power supply.

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 OR The property has the benefit of sealed unit double glazing.

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.

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.

TENURE

We understand that the property is Freehold. This should be clarified by your legal representative.

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.

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.

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 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 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)





Approximate total area^m
938 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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