



Salisbury Street, Hesse, HU13 0SE  
£198,950

  
**Philip  
Bannister**  
Estate & Letting Agents

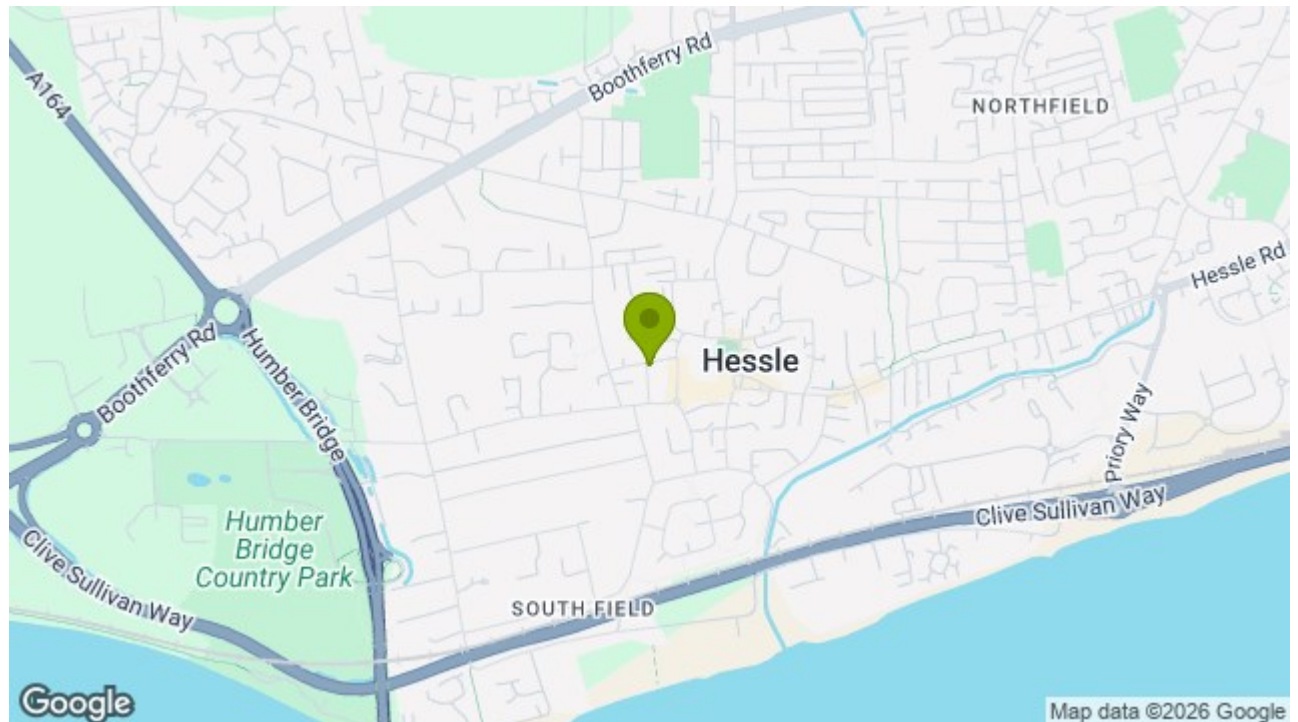
# Salisbury Street, Hessle, HU13 0SE

This traditional three-bedroom end-terrace property has been thoughtfully upgraded and improved throughout, offering versatile and generous living space ideally suited to modern family life. Finished to a contemporary standard internally while retaining its traditional charm, the home provides well-proportioned accommodation that flows effortlessly across each level. Located in the sought-after central Hessle area, the property is perfectly positioned for local amenities, schools, and transport links. Further enhancing its appeal is the valuable benefit of secure off-street parking, making this an excellent opportunity in a highly desirable location.

## Key Features

- Recently Redecorated Throughout
- Highly Desirable Location
- Generous and Versatile Accommodation
- Fabulous Breakfast Kitchen
- Superb 4 Piece Bathroom Suite
- Off-Street Parking
- 2 Reception Rooms
- EPC =

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	78
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

A welcoming entrance hall providing access to the accommodation.

### LIVING ROOM

A bay fronted living room with feature cast iron fireplace and a window to the side elevation and newly fitted carpets.

### DINING / SITTING ROOM

A versatile reception space with wooden flooring, feature fireplace, fitted storage under the stairs and windows to the side and rear elevations.

### BREAKFAST KITCHEN

A beautiful breakfast kitchen with navy wall and base units, laminated work surfaces with matching splashback and a breakfast bar/island. Integrated appliances include an Electric Oven, Electric Hob, Extractor, Fridge/Freezer and an Automatic Dishwasher. Further benefitting from window to the side elevation and laminated wood flooring.

### UTILITY ROOM

A handy utility area with white gloss wall and base units, laminated work surfaces and a tiled

splashback. Stainless steel sink unit and plumbing for an automatic washing machine, further benefitting from laminated wood flooring, sliding doors to the rear, recessed spotlights and a storage cupboard.

### WC

With low flush WC and a wash hand basin.

## FIRST FLOOR;

### BEDROOM 1

A bedroom of double proportions with fitted wardrobes, newly fitted carpets and windows to the front and side elevations.

### BEDROOM 2

A further double bedroom with newly fitted carpets and a window to the side and rear elevation.

### BEDROOM 3

A generous single bedroom with newly fitted carpets and a window to the rear elevation.

### BATHROOM

With a four piece suite comprising of a roll top free standing bathtub, a shower enclosure, a low flush WC and a wash hand basin. Further benefitting from a heated towel rail and a window to the side elevation.

## EXTERNAL;

### FRONT

A walled forecourt with wrought iron gate.

### REAR

A low maintenance rear garden with Indian sandstone patio area and gates to provide off-street parking if required.

## 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 - 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.

## MORTGAGES

The mortgage market changes rapidly and it is



vitality 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)





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