



Bishop Temple Court, Hessle, HU13 9DU
£170,000


**Philip
Bannister**
Estate & Letting Agents

Bishop Temple Court, Hessle, HU13 9DU

An extremely well presented two bedroom semi detached house which has been much improved by the current owner and must be viewed early to avoid any disappointment. The property has gas central heating, double glazing and briefly comprises, entrance hall, lounge, dining kitchen, landing, two bedrooms (master with dressing area), bathroom, gardens front and rear and driveway. The property is conveniently located in a cul de sac location within easy access to all amenities that Hessle Town has to offer

Key Features

- Semi-Detached
- Rarely Available
- Beautifully Presented
- Dressing Room
- Stunning Bathroom
- Cul-De-Sac Location
- 2 Off-Street Parking Spaces
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(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 ACCOMMODATION;

ENTRANCE HALL

with double glazed entrance door, laminate flooring, radiator and stairs to first floor.

LOUNGE

12'5 x 11'4 (3.78m x 3.45m)

Fabulous living space with bespoke fitted media wall, double glazed window to the front elevation, laminate flooring and radiator.

DINING KITCHEN

10'2 x 14'8 (3.10m x 4.47m)

Fantastic dining kitchen with cream gloss fronted, handle less wall and base units and granite effect work surfaces. Integrated appliances include a composite sink unit, electric hob and oven and an extractor hood. Further benefiting from ample dining space, tiled flooring, splash back tiling, double glazed window to the rear elevation, double glazed French doors to the rear garden and access to the storage cupboard. .

FIRST FLOOR ACCOMMODATION;

BEDROOM 1

11'9 x 11'6 max measurements (3.58m x 3.51m max measurements)

A bedroom of double proportions with double glazed window to the front elevation, laminate flooring and radiator.

DRESSING AREA

4'6 x 5'8 (1.37m x 1.73m)

With built in open wardrobes, fitted dressing table and laminate flooring.

BEDROOM 2

11'1 x 7'9 (3.38m x 2.36m)

A further bedroom of double proportions with double glazed window to the rear elevation and radiator.

BATHROOM

6'8 x 6'6 (2.03m x 1.98m)

With a three piece white suite, comprising of a panelled bath with shower above and glazed screen, wash hand basin, w.c., vinyl floor covering, fully tiled to walls, heated towel rail and double glazed window to the rear elevation.

EXTERNAL;

FRONT

To the front of the property is a lawn and a block paved drive.

REAR

A shaped lawn garden with block paved patio and further gravelled seating area. With timber fencing and a garden shed.

PARKING

The property benefits from a drive for one vehicle and a further allocated parking space within the cul-de-sac.

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.

THINKING OF SELLING?

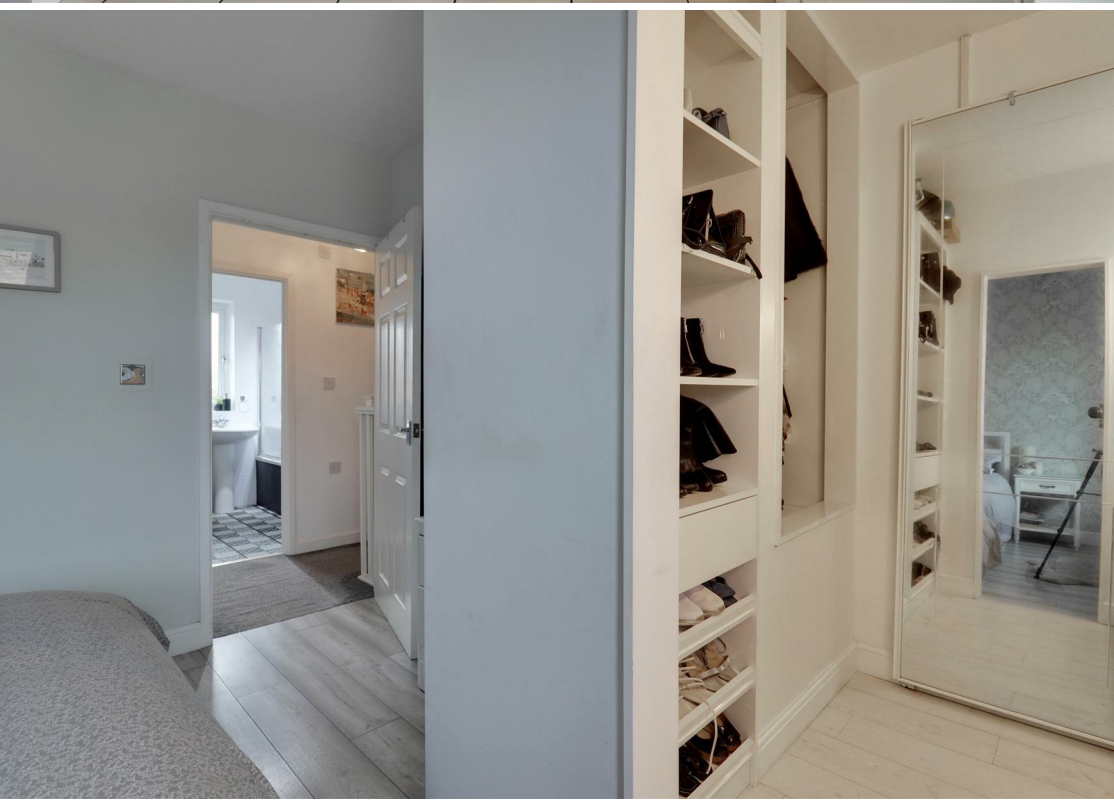
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

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 in-house 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

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the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

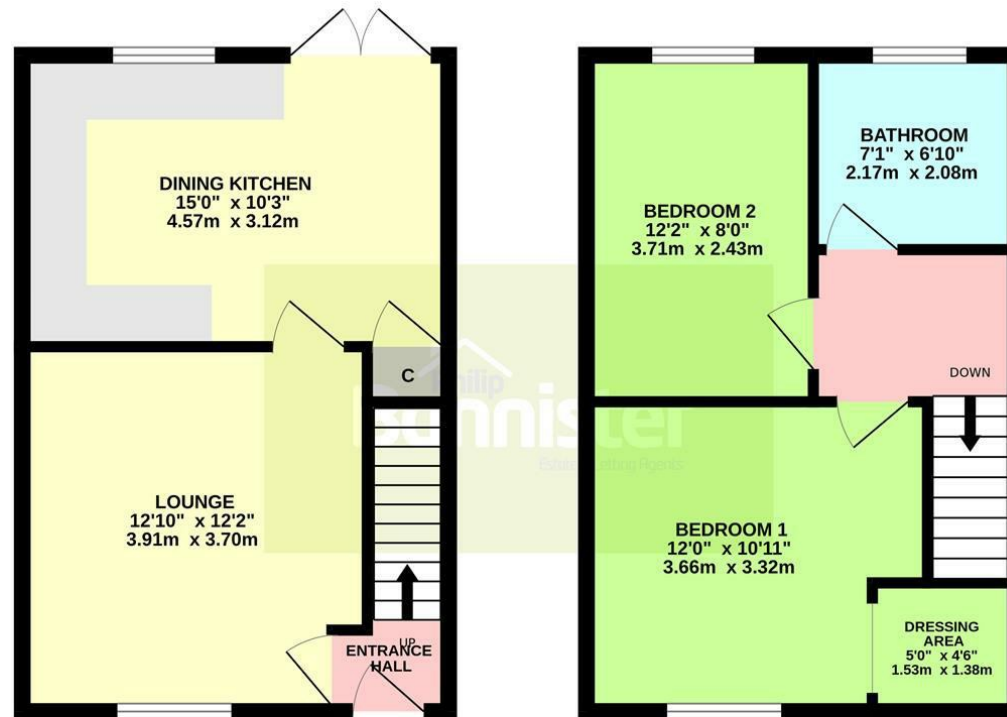
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TENURE

We understand that the property is Freehold



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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