



Avenue Halcyon, Hesse, HU13 0LR  
£200,000

  
**Philip  
Bannister**  
Estate & Letting Agents



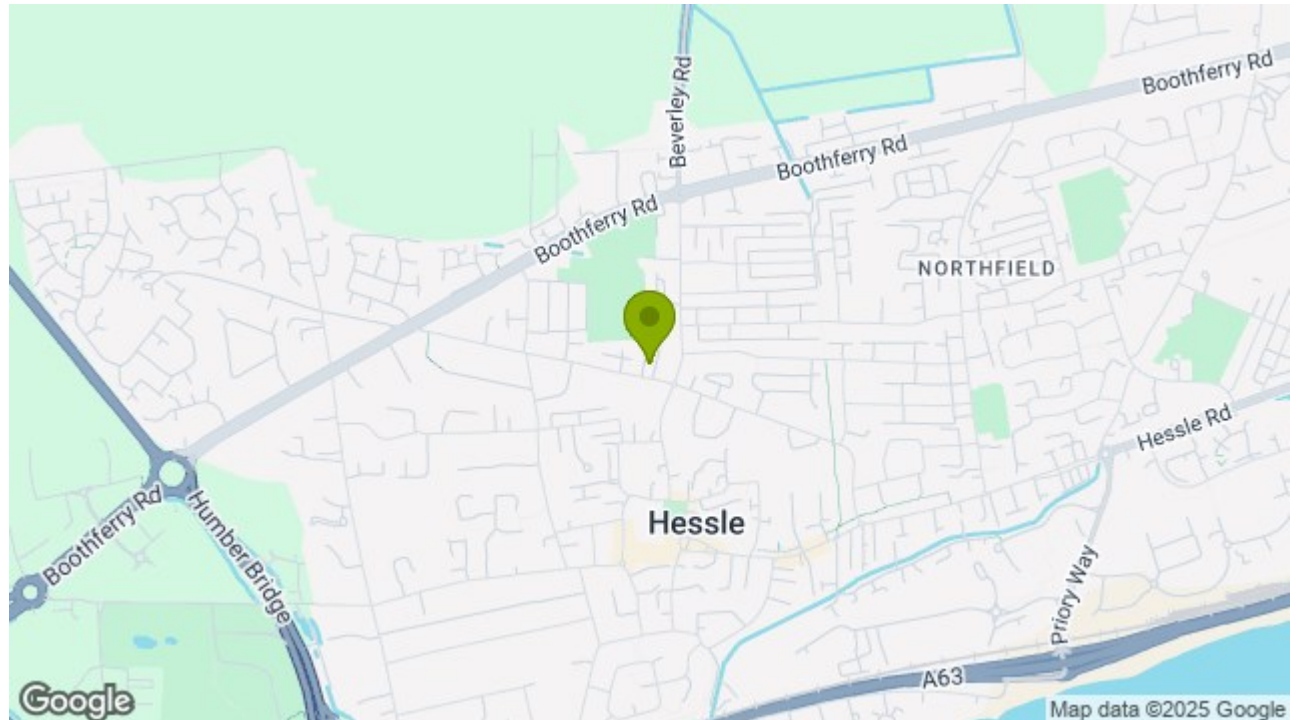
# Avenue Halcyon, Hessle, HU13 0LR

This well-loved three-bedroom semi-detached home is situated in a highly sought-after location and is offered to the market with no onward chain. Thoughtfully extended to the ground floor, the property now boasts three spacious reception areas, a shower room, and a well-appointed kitchen. Upstairs comprises three generously sized bedrooms and a family bathroom. While already offering ample space, the home presents further scope for improvement to suit personal taste. Externally, there is a delightful rear garden and a garage, conveniently accessed via a tenfoot. Rarely available, this is a fantastic opportunity not to be missed.

## Key Features

- No Onward Chain
- Rarely Available
- Desirable Location
- Scope to Improve
- Generous Living Accommodation
- Well Proportioned Bedrooms
- Shower Room and Bathroom
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

A welcoming entrance hall with stairs and shower room off.

### LIVING ROOM

11'5 x 14'4 (3.48m x 4.37m )

A bay fronted living room with feature fireplace housing a gas fire and glazed French doors.

### DINING ROOM

11 x 13 (3.35m x 3.96m)

A versatile reception space ideal for a dining area with sliding glazed doors leading to the Conservatory.

### CONSERVATORY

8'1 x 9'7 (2.46m x 2.92m )

A great addition providing further versatile reception space with laminate wood flooring, windows to the side and rear elevations, radiator and a door to the rear elevation.

### KITCHEN

17'5 x 6'5 (5.31m x 1.96m )

With cream shaker wall and base units, laminated work surfaces and a tiled splashback. Integrated

appliances include a Electric Double Oven, Gas Hob and a Stainless Steel Sink Unit, further benefitting from space for a Tumble Dryer and plumbing for an Automatic Washing Machine, windows to the rear side elevation and a door to the rear.

### REAR PORCH

With window and door to the rear elevation providing access to the Garden.

### SHOWER ROOM

A three piece suite comprising of a shower enclosure, WC and wash hand basin. Further benefitting from tiled walls, recessed spotlights and a window to the side elevation.

## FIRST FLOOR;

### BEDROOM 1

A bedroom of double proportions with fitted wardrobes and a bay to the front elevation.

### BEDROOM 2

A further double bedroom with a variety of fitted furniture including; wardrobes, overhead cupboards, bedside tables and drawers. Window to the rear elevation.

### BEDROOM 3

A generous bedroom with fitted wardrobes, chest of drawers and over head cupboards. Window to the rear elevation.

### BATHROOM

With a three piece suite comprising of a panelled bath, WC and a wash hand basin. Further benefitting from partially tiled walls and a window to the front elevation.

## EXTERNAL;

## FRONT

Walled forecourt.

## REAR

A very pleasant rear garden with shaped lawn, wall and fenced borders, block paved footpath leading to the Garage.

## GARAGE

Accessed via the garden or the rear tenfoot with up & over door.

## 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.

## TENURE

We understand that the property is Freehold.

## 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 NTSEAT 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)



GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.

1ST FLOOR  
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.  
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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