



Penshurst Avenue, Hesse, HU13 9EL
£150,000

Philip
Bannister
Estate & Letting Agents

Penshurst Avenue, Hessle, HU13 9EL

This immaculate two bedroom property has been delightfully renovated by the current owners. Modern and contemporary throughout with stunning open plan kitchen diner, tastefully decorated living room and cloakroom to the ground floor. Two double bedrooms and a stylish bathroom to the first floor. Fantastic Westerly facing rear garden with stepped decking area, block paved patio and garage. Early viewing is essential to avoid disappointment.

Key Features

- Sought After Location
- Delightfully Appointed
- Extended To The Rear
- Stunning Throughout
- Westerly Facing Rear Garden
- Garage
- Open Plan Kitchen/Diner
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(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.

PORCH

ENTRANCE HALL

Providing access to the accommodation.

LIVING ROOM

15'7 x 12'1 (4.75m x 3.68m)

Delightfully appointed living area of generous proportions with box bay window to the front elevation and storage cupboard.

KITCHEN AREA

15'1 x 8'1 (4.60m x 2.46m)

This newly fitted kitchen is appointed to the highest of standards with matt pebble wall and base units with contrasting work surfaces. Integrated appliances include Electric Hob, Electric Oven and Extractor Fan. Also benefitting from a vertical radiator, plumbing for an Automatic Washing machine and open to the dining area.

DINING AREA

8'10 x 7'9 (2.69m x 2.36m)

Light and airy dining space with two sky lights and French doors leading to the decking area.

WC

Benefitting from a low flush WC, floating sink unit,

heated towel rail and a window to the rear elevation.

FIRST FLOOR ACCOMMODATION;

BEDROOM 1

15'1 x 11'8 (4.60m x 3.56m)

A bedroom of double proportions with two windows to the front elevation.

BEDROOM 2

8'11 x 9'4 (2.72m x 2.84m)

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

BATHROOM

6'1 x 5'5 (1.85m x 1.65m)

Contemporary bathroom with three piece suite comprising of a panelled bath with overhead thermostatic shower, low flush WC and a pedestal sink unit. Also benefitting from recessed spotlights a heated towel rail and a window to the rear elevation.

EXTERNAL;

FRONT

Small forecourt with gravelled frontage and walled borders.

REAR

Stunning westerly facing rear garden with stepped decking area, turfed lawn, fenced borders, block paved patio area and access to the garage.

GARAGE

With up & over door, light & 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 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 A (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.

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.

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 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

AGENTS NOTES CONTINUED

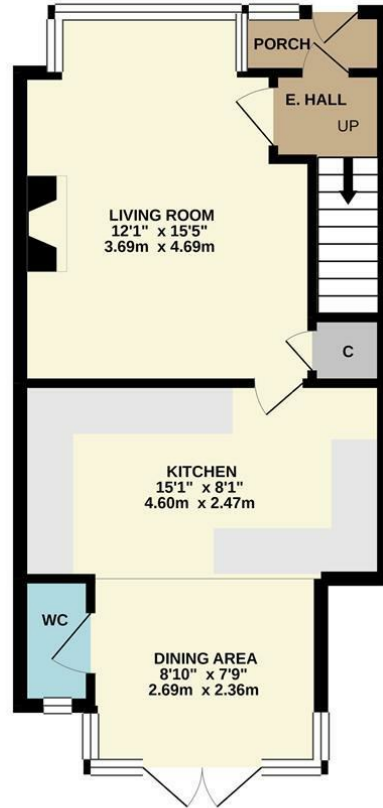
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Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42. CTL Three Ltd £142.40 Typical Conveyancing Referral Fee Move With Us Ltd £126.25. Brewer Wallace £100 Quality Solicitors Locking £100



GROUND FLOOR
434 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 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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