



Glamis Road, Hessle, HU13 9JF
Asking Price £190,000


**Philip
Bannister**
Estate & Letting Agents

Glamis Road, Hessle, HU13 9JF

Key Features

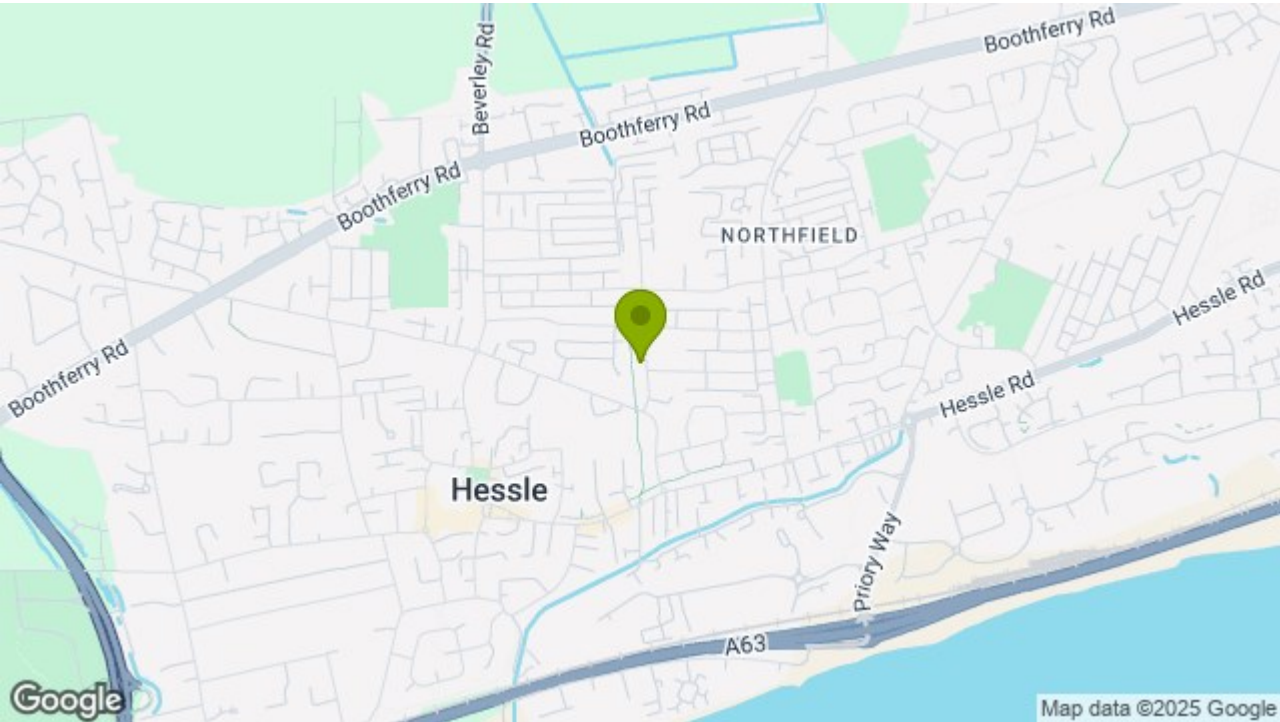
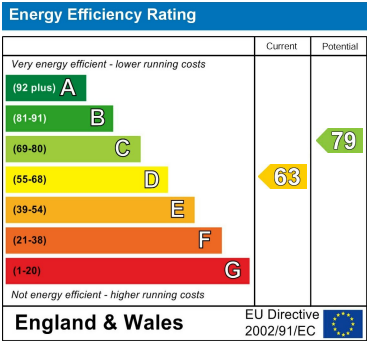
- Semi-Detached Bungalow
- Sought-After Location
- Off-Street Parking
- Two Bedrooms
- Lounge, Kitchen
- Fabulous Conservatory
- Beautiful Rear Garden
- EPC = D

Situated on the charming Glamis Road, Hessle, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for those seeking a tranquil living space. The entrance hall welcomes you into the home, leading to a versatile lounge that can also serve as a third bedroom, providing flexibility to suit your lifestyle.

The fitted kitchen is both functional and inviting, making meal preparation a pleasure. The bungalow boasts a spacious conservatory, which is perfect for relaxation or entertaining guests, The bathroom is conveniently located, ensuring ease of access for all residents.

Outside, you will find a lovely garden to the rear, offering a peaceful retreat for outdoor enjoyment. The property also features a shared driveway, providing parking for one vehicle at the front, adding to the convenience of this charming home.

Situated in a superb location, this bungalow is close to local amenities and transport links, making it an excellent choice for those looking to enjoy the best of Hessle living. Early viewing is a must





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.

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation.

LIVING ROOM

13'8 x 10'10 (4.17m x 3.30m)

A generous room with feature fireplace housing a gas fire and a bow window to the front elevation.

KITCHEN

11'3 x 8'8 (3.43m x 2.64m)

With white shaker style wall and base units, granite effect work surfaces and a tiled splashback. Spaces for a fridge, freezer, cooker and plumbing for an automatic washing machine. Windows to the side and rear elevations and a door leading to the conservatory/lounge

CONSERVATORY

14'4 x 12'9 (4.37m x 3.89m)

A fantastic addition to the property with windows to all elevations, French doors to the garden.

BEDROOM 1

10'11 x 7'7 (3.33m x 2.31m)

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

BEDROOM 2

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

BATHROOM

with a three piece suite, comprising panelled bath with glazed shower screen, wash hand basin and w.c.

OUTSIDE

Outside, you will find a lovely garden to the rear, offering a peaceful retreat for outdoor enjoyment. The property also features a shared driveway, providing parking for one vehicle at the front, adding to the convenience of this charming home.

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 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.

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.

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.

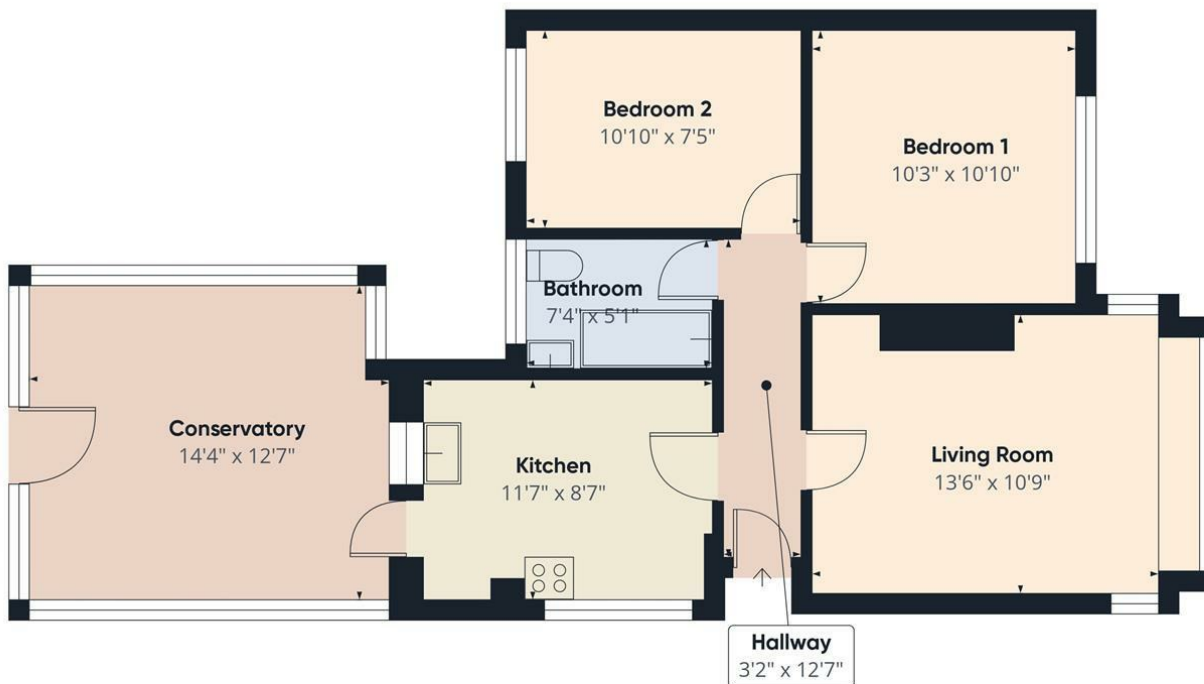
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected

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)

TENURE.

We understand that the property is Freehold.





Approximate total area^m
721 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



58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN
Tel: 01482 649777 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

Philip Bannister
Estate & Letting Agents