



Northfield Avenue, Hesse, HU13 9DJ
£695 Per Calendar Month



Platinum Collection

Northfield Avenue, Hesse, HU13 9DJ

A delightful 2 bedroom property in the heart of Hesse that has recently been redecorated throughout, newly fitted carpets and general improvements throughout. This property is available to view immediately, do not hesitate to book.



Northfield Avenue, Hessle, HU13 9DJ

Key Features

- 2 Bedroom
- Sought-After Location
- Available Now
- Generous Accommodation
- Recently Redecorated Throughout
- Newly Fitted Carpets
- Nice Rear Garden
- EPC =



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		88
(81-91) B		
(69-80) C	71	
(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.

LIVING / DINING ROOM

A flexible and generous space with ample room for both living and dining.

KITCHEN

A well equipped kitchen with a variety of wall and base units with cooker/hob. Door and window to the rear elevation.

UTILITY AREA

With plumbing for an automatic washing machine, laminated work surface and a window to the rear elevation.

BATHROOM

With panelled bath and overhead shower attachment, low flush WC and a wash hand basin.

FIRST FLOOR;

BEDROOM 1

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

BEDROOM 2

A generous bedroom with a window to the rear elevation and a storage cupboard.

REAR GARDEN

Laid mainly to lawn with a purpose built outbuilding (to be completed).

TENANCY INFORMATION

A minimum of 6 months (Assured Shorthold)

We will require One Months rental in advance.

Bond/Deposit equal to One Months rent.

Sorry - No smokers.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£160.38). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If you application is successful, the holding deposit then forms part payment of your first months rent.

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

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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 £120 Hamers£100 Lockings Solicitors £100





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