



Swanland Road, Hesse, HU13 0NJ  
Offers In The Region Of £190,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# Swanland Road, Hessle, HU13 0NJ

## Key Features

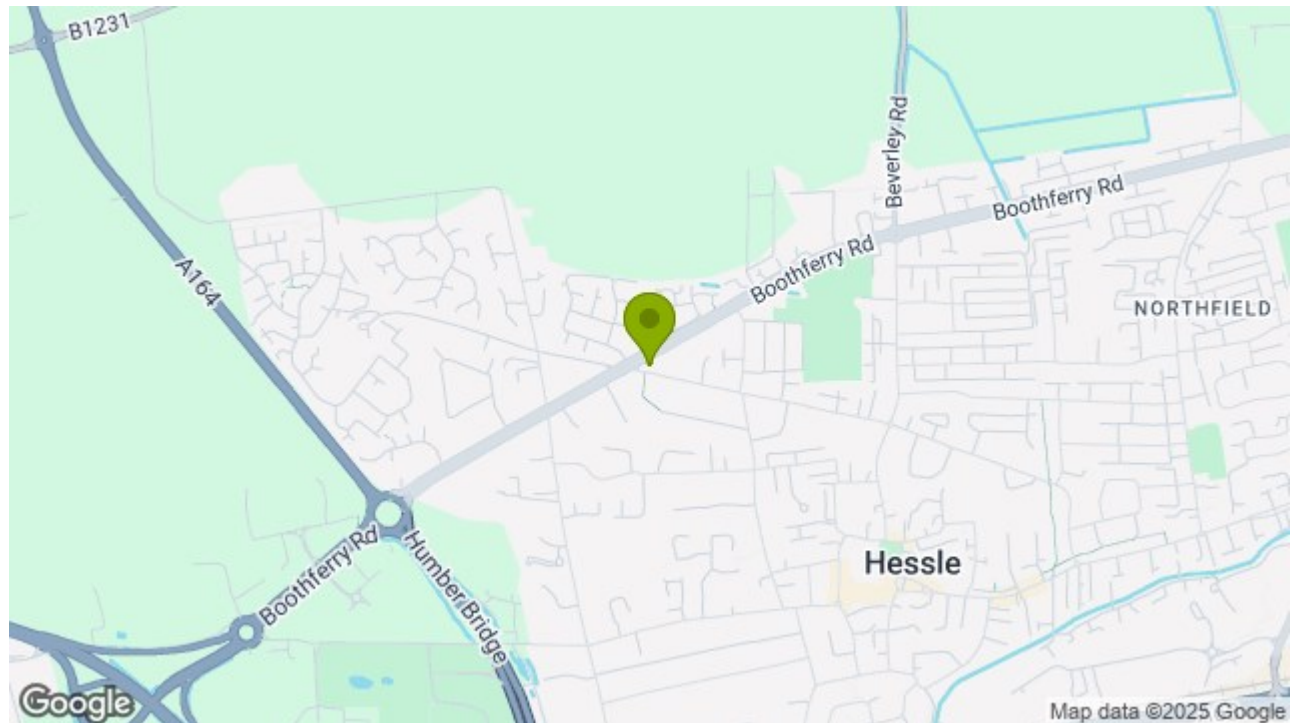
- Excellent plot On Swanland Road
- Two bedroom Semi Detached Bungalow
- Entrance Porch and Hall, Lounge, Kitchen, Shower Room
- Gardens Front & Rear, Driveway, Carport and Garage
- No Chain Involved
- Early Viewing Is A Must
- EPC - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>83</b>
(55-68) <b>D</b>	<b>67</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		

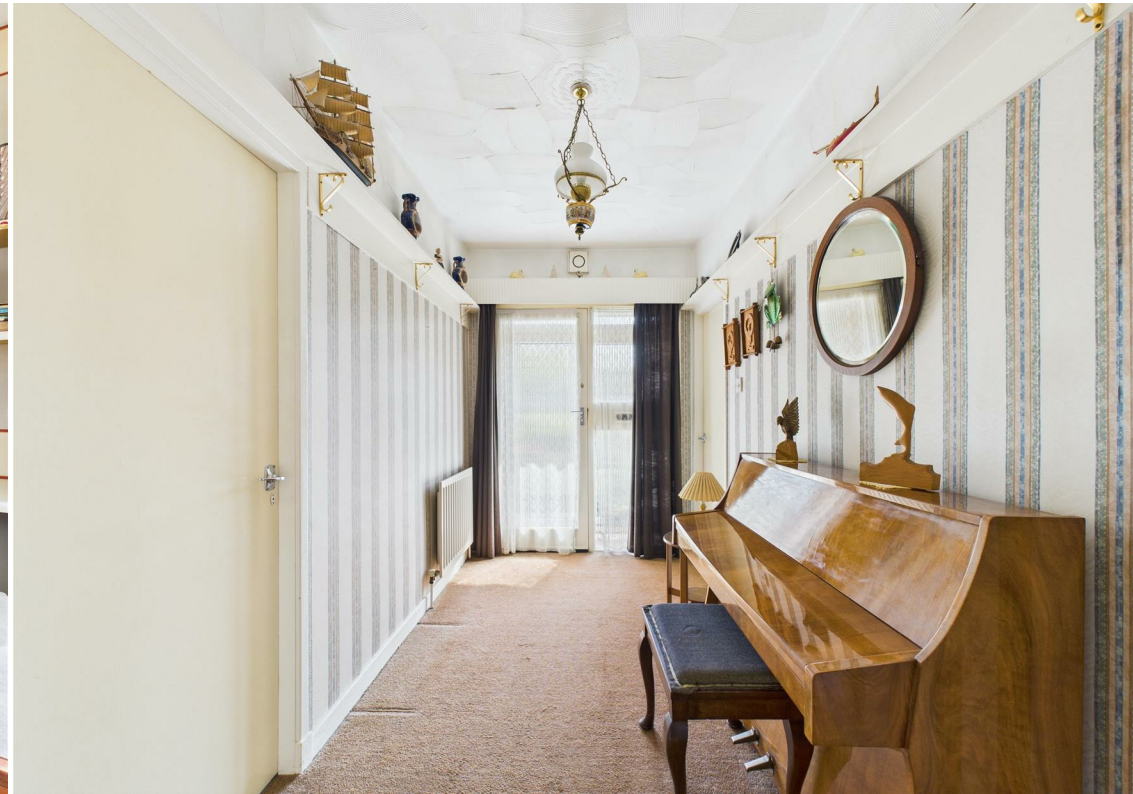
Situated on the popular Swanland Road, Hessle, this charming semi-detached bungalow (in need of some updating) presents an excellent opportunity for those looking to create their ideal home. The bungalow is set on a generous corner plot, providing ample outdoor space with gardens both at the front and rear. The driveway is complemented by a carport and a garage.

Inside, the layout includes a hall that leads to a spacious lounge, a functional kitchen, 2 bedrooms and a shower room, The property is offered with no chain involved, making it an attractive option for those looking to move quickly and is.

Situated close to local amenities, this bungalow is ideally placed for easy access to the vibrant community of Hessle, with shops, parks, and transport links just a stone's throw away. Whether you are a first-time buyer, a downsizer, or an investor, this property holds great potential. Embrace the opportunity to transform this bungalow into your dream home in a desirable location.









## 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 PORCH

with double glazed patio doors.

## ENTRANCE HALL

with glazed door and storage cupboard.

## LOUNGE

13'7 x 12'5 (4.14m x 3.78m)  
with double glazed window to the front elevation, feature fireplace and gas fire.

## BREAKFAST KITCHEN

10'5 x 12'5 (3.18m x 3.78m)  
with a range of base and wall units, laminate work surfaces, drawers, electric cooker box, sink unit, plumbing for automatic washing machine and two double glazed windows to the rear and side elevation.

## BEDROOM 1

12' x 8'8 from front of wardrobes (3.66m x 2.64m from front of wardrobes)  
with double glazed window to the front elevation and built in wardrobes.

## BEDROOM 2

11'10 x 10'4 (3.61m x 3.15m)  
with double glazed window to the rear elevation and storage cupboard.

## SHOWER ROOM

7'8 x 8'5 (2.34m x 2.57m)  
with a three piece suite, comprising walk in shower, wash hand basin in vanity unit, w.c., half tiled and double glazed window to the rear elevation.

## OUTSIDE

Outside to the front of the property is a lawn garden with flower and shrub borders and fencing forming boundary. To the rear is a lawn garden, flower and shrub borders, shed, fencing forming boundary and gate. also to the side is a paved garden area.

## DRIVEWAY, CARPORT AND GARAGE

A driveway leads to a carport and a garage with up and over door and light and power points.

## 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 C. (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.

## 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)

### **AGENTS NOTES - UNREGISTERED TITLE**

Please note we understand that this property holds an unregistered title and as such there may be additional costs to the purchasing process. We recommend a buyer should discuss this matter with their legal representative.

### **TENURE.**

We understand that the property is Freehold.

### **AML.**

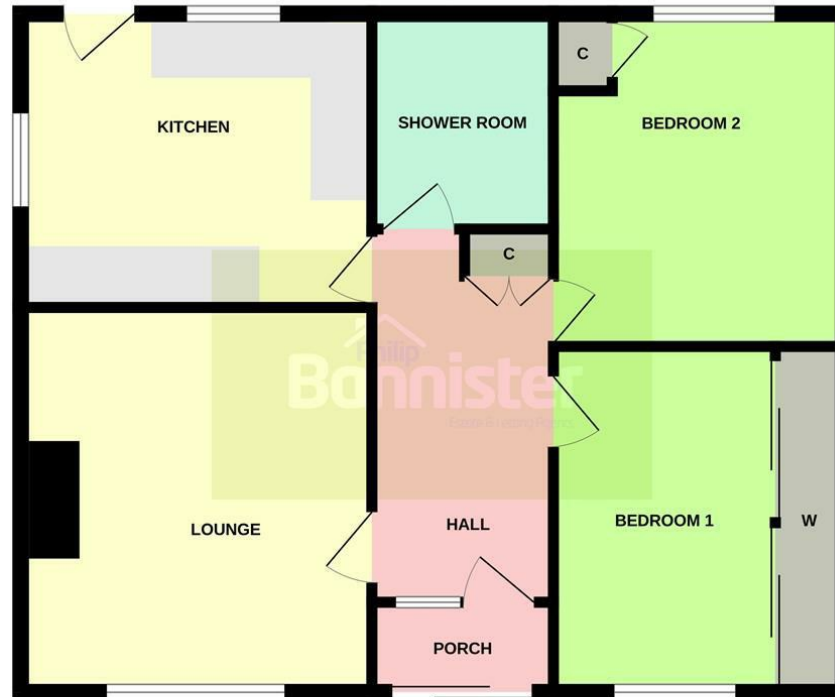
Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification 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.







## 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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