Kirkham Close, Hessle, HU13 9JA

Asking Price £150,000

Philip Bannister
Estate & Letting Agents

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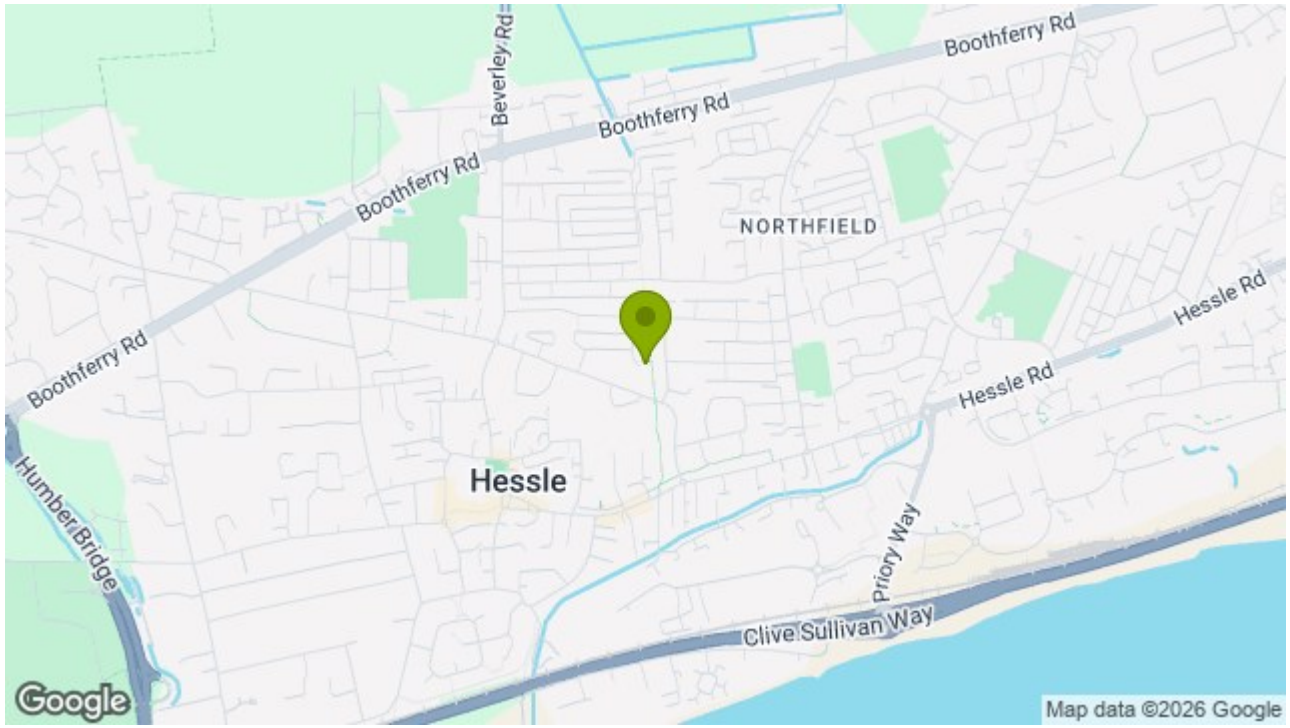
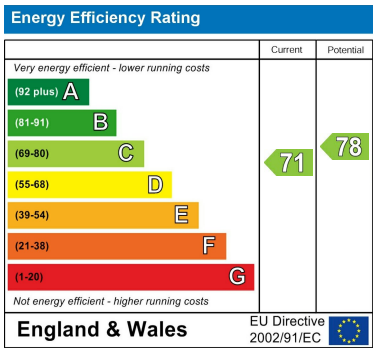
A delightful two-bedroom semi-detached home situated in an extremely popular and sought-after location. Positioned in Hessle, the property is within easy reach of a wide range of local amenities. Immaculately presented and tastefully appointed throughout, the accommodation comprises an entrance hall, a through living/dining room, a fitted kitchen, two generous double bedrooms and a family bathroom. Externally, the property boasts a stunning wrap-around garden with an attractive entertainment area. An internal viewing is highly recommended to fully appreciate the quality and charm this home has to offer.

Key Features

- Semi-Detached Home in a Cul De Sac Location
- Stylishly Appointed, House - Ideal For First Time Buyers
- Entrance Hall, Through Lounge/Dining Area
- Kitchen, Landing Two Double Bedrooms
- Bathroom and Superb Private Rear Garden
- Sought After Location
- Early Viewing Is A Must
- EPC - C





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 pleasant entrance hall providing access to the accommodation, with laminate flooring, double glazed window to the side elevation, composite door and stairs to the first floor.

LOUNGE/DINING AREA
Through living room / dining room, immaculately presented with windows to both the front and rear elevations. Feature fireplace housing log burning stove.

KITCHEN
A well equipped kitchen with white gloss wall and base units with contrasting work surfaces, tiled splashback and tiled flooring. Integrated appliances include Extractor Fan and a Ceramic Sink Unit. Also benefitting from a pantry cupboard, plumbing for an Automatic Washing Machine, window to the rear elevation and a side door leading to the garden.

FIRST FLOOR

LANDING

BEDROOM 1
A bedroom of double proportions with a storage cupboard and a window to the front elevation.

BEDROOM 2
A further bedroom of double proportions with storage cupboard and window to the rear elevation.

BATHROOM
A generous bathroom with a three piece White suite comprising of a Panelled Bath with Overhead Shower and glazed shower screen, Low Flush WC and a Pedestal Sink Unit with vanity beneath. Also benefitting from tiled walls, airing cupboard and a window to the side elevation.

OUTSIDE
To the rear is a fantastic wrap around lawn garden with delightful and private seating area, brick built barbeque and pizza oven and fencing forming boundary with gate..

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 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.

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.

TENURE.
We understand that the property is Freehold.

AML.
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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 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)

PREMIUM CONVEYANCING
Get ready for speedier, smoother and more successful sales with Premium Conveyancing properties!
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes:
Evidence of title
Standard searches (regulated local authority, water & drainage & environmental)
Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion

Ground Floor

First Floor

Approximate total area(1)

627 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.

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