



Seaton Road, Hesse, HU13 9EH
Offers Over £175,000

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Key Features

- Early viewing is a must and No Chain Involved
- Superb Location Close to Amenities
- Three Bedroom End Terraced House
- Through Lounge/Dining Area, Fitted Kitchen
- Three Bedrooms, Bathroom
- Gardens Front and Rear, Shared Driveway
- EPC - D

A superb three-bedroom end-terrace home, ideally situated in a highly sought-after Hessle location.

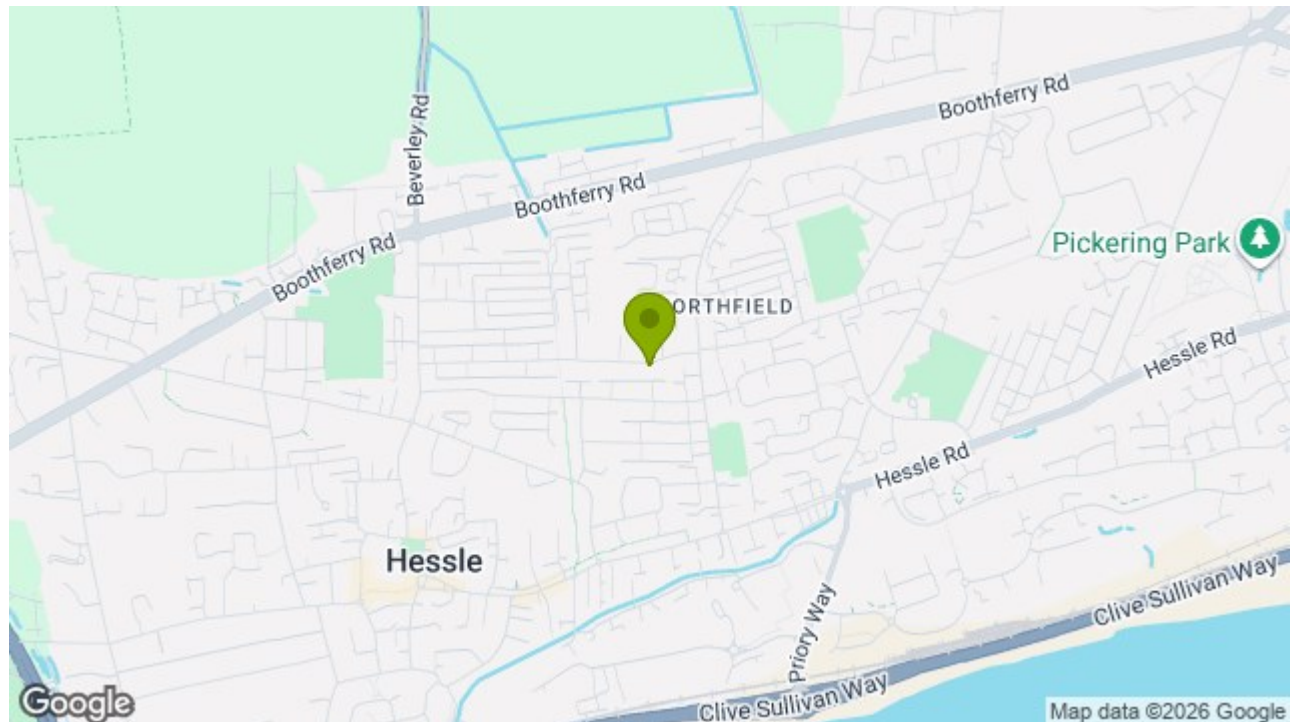
Perfectly positioned close to excellent local amenities, well-regarded schools, and convenient transport links, this property is an ideal choice for families and professionals alike.

The accommodation briefly comprises: a welcoming entrance hall, spacious lounge, open-plan dining area, and a full-width kitchen extension. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property boasts a front garden with off-road parking, a shared driveway providing additional parking, and a generous south-facing rear garden—perfect for outdoor living and entertaining.

This attractive home is offered with no onward chain and early viewing is strongly advised to avoid disappointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(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.

GROUND FLOOR

ENTRANCE HALL

With double glazed door, radiator and stairs to first floor.

LOUNGE/DINING AREA

24'2" into bay x 10'10" widening to 15'2" (7.37m into bay x 3.30m widening to 4.62m)
Lounge with double glazed angle bay window to front elevation, free standing electric fire, radiator.

DINING AREA

With double glazed window to side elevation, radiator and under stairs storage cupboard.

KITCHEN

11'6" x 12'10" (3.51m x 3.91m)
With a range of high gloss fronted base and wall units, laminate work surfaces, stainless steel sink unit, Breakfast bar, electric oven and hob, extractor hood, built in fridge and freezer, dish washer and plumbing for automatic washing machine, splash back tiling, laminate flooring, radiator, boiler, double glazed door and two double glazed windows to the rear and side elevation.

FIRST FLOOR

LANDING

BEDROOM 1

11'10" x 9'1" (3.61m x 2.77m)
With double glazed window to front elevation, built in wardrobe, radiator.

BEDROOM 2

9'6" x 9'1" (2.90m x 2.77m)
With double glazed window to rear elevation, storage cupboard and radiator.

BEDROOM 3

8'9" max measurement x 6' (2.67m max measurement x 1.83m)
With double glazed window to front elevation, radiator.

BATHROOM

With a white three piece suite, comprising panelled bath, with shower over, wash hand basin, w.c., heated towel rail, vinyl floor covering and double glazed window to rear elevation

OUTSIDE

To the front of the property is a pull on drive and a shared side driveway offering additional parking with double gates leading to a good sized rear south facing lawn garden with fence forming boundary.

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.

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)

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.

TENURE.

We understand that the property is Freehold.





Ground Floor

Cup



First Floor

Bannister

Approximate total area^m
755 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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