



Dykes House,, Hessele, HU13 0HA
Asking Price £95,000


Philip
Bannister
Estate & Letting Agents

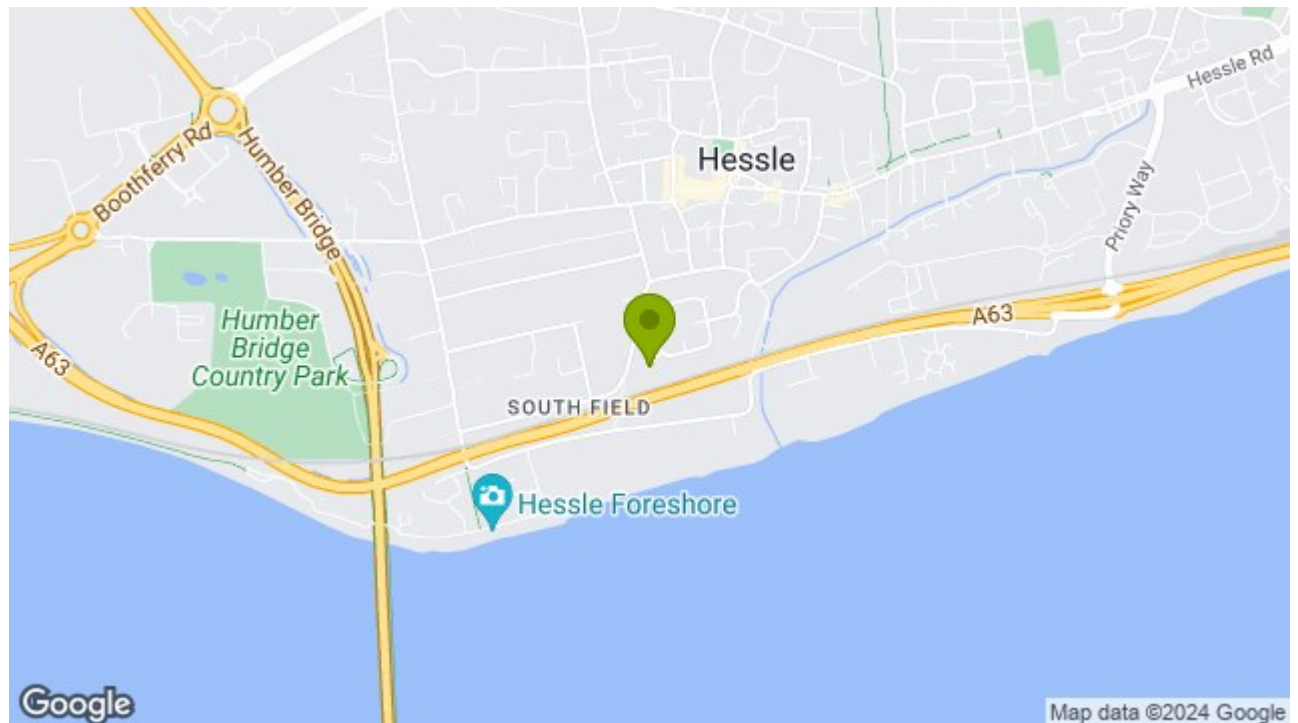
Dykes House,, Hessle, HU13 0HA

A superb and very spacious One bedroom flat set in a peaceful location with some view over the River Humber and within walking distance of the ever popular Hessle foreshore. The property offers spacious living accommodation and is a real gem. The property briefly comprises covered entrance porch, communal entrance hall, private, entrance hall, Large lounge, Kitchen, Bedroom, and Bathroom The property has communal gardens and parking. The property is offered with no chain involved and must be viewed early to avoid any disappointment

Key Features

- OFFERED PART OR UNFURNISHED
- Ground floor Apartment with Parking
- Situated in a lovely Setting
- Communal & Private Entrance Hall
- Lounge, Kitchen, Bedroom
- Bathroom, Communal Gardens
- Early Viewing A Must
- EPC = C

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

COMMUNAL ENTRANCE HALL

with large entrance door.

PRIVATE ENTRANCE HALL

with private entrance door, wood effect flooring and decorative radiator.

LOUNGE AREA

16'5 into bay x 15'8 (5.00m into bay x 4.78m) with angle bay window over looking the carpark and with views of the River Humber, wood effect flooring and radiator.

KITCHEN AREA

6'4 x 9'10 (1.93m x 3.00m) with a range of high gloss base and wall units, drawers, enamel sink unit, electric hob and oven, extractor hood, plumbing for automatic washing machine, built in fridge and separate freezer, splash back tiling, boiler and window to the side elevation.

L-SHAPED BEDROOM

15' max measurement x 18'10 narrowing to 11'7 (4.57m max measurement x 5.74m narrowing to 3.53m) with three large windows to the rear elevation and two decorative radiators.

BATHROOM

8'10 x 7'5 (2.69m x 2.26m) with a three piece white suite, comprising panelled bath with rain drop shower over and glazed shower screen, wash hand basin, w.c., heated towel rail, half tiled to walls, xpelair and tiled floor.

EXTERNAL

Outside is a communal garden area and car parking.

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.

SECURITY - The property has the benefit of an intercom system.

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.

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

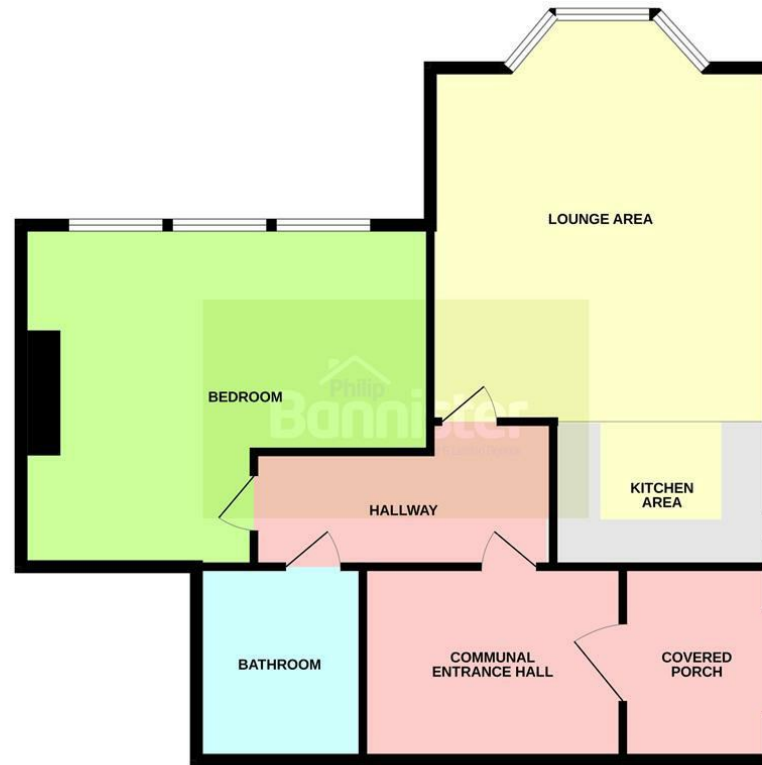
tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever 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 £120 Hamers £100 Lockings Solicitors £100

TENURE.

We understand that the property is Leasehold



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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