



20 Gladstone Street, Hessele
£161,500

Traditional 3 Bedroom terraced property situated in the heart of Hessle retaining some of it's original features. Close to all local amenities.

INTRODUCTION

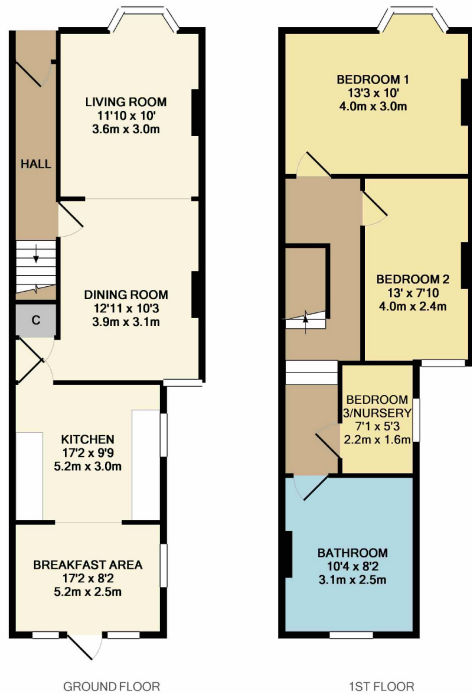
An attractive traditional terraced house, retaining some original features. The property is situated in a popular residential area in the west side of Hessle, with excellent access to shops and amenities and within walking distance of the centre of the village. The well presented property comprises Entrance Hall, Living Room, Dining Room, Kitchen, and Breakfast Area to the ground floor. At first floor level there are 3 Bedrooms and a modern family Bathroom. Property also benefits from a gas central heating system and double glazing, early viewing is essential.

LOCATION

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 HALL

Wooden door with stain glass panelling, with laminated wood flooring and radiator.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2019

LIVING ROOM 11'10 X 10' (3.61m X 3.05m)

With bay window, fire surround incorporating "marble" inset & hearth, coal effect gas fire and radiator. Plaster coving, Arch leading to

DINING ROOM 12'11 X 10'3 (3.94m X 3.12m)

With glazed wooden doors and access to an under stairs cupboard.

KITCHEN 17'2 x 8'2 (5.23m x 2.49m)

This well fitted kitchen offers a comprehensive range of dark wood effect shaker style floor and wall units with integrated "Moffat" appliances including stainless steel fronted electric oven, gas hob unit & extractor hood; laminated wood effect work surfaces; stainless steel sink unit, plumbing for washer and a wall mounted boiler; stone flagged tiled floor, recessed spotlights & radiator. Arch leads into:

BREAKFAST AREA

With stone flagged tiled flooring, recessed spotlights and french door leading to patio overlooking garden.

FIRST FLOOR ACCOMMODATION;

BEDROOM 1 13'3 x 10' (4.04m x 3.05m)

With bay window & radiator.

BEDROOM 2 13' x 7'10 (3.96m x 2.39m)

With double glazed window to rear elevation, radiator

BEDROOM 3 7'1 x 5'3 (2.16m x 1.60m)

With double glazed window to side elevation, radiator

BATHROOM 10'4 x 8'2 (3.15m x 2.49m)

With 3 piece white suite incorporating panelled bath pedestal wash hand basin & low flush WC. Separate plumbed shower enclosure, wood effect vinyl flooring & recessed spotlights.

EXTERNAL

Outside to the front of the property is a forecourt area, and to the rear is a paved patio area and turfed lawn with fence forming boundary and 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 OR The property has the benefit of sealed unit double glazing.
COUNCIL TAX - The property lies within Band A (East Riding Of Yorkshire)
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 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

The agents 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. The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floor plans detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale. Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.

VIEWING

Strictly by appointment with the sole agents

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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