



4 Bishop Blunt Close, Hull  
£124,000

A two bedroom mid terrace property which is ideal for the first time buyer/buy to let investor and offered with no chain involved.

### INTRODUCTION

A two bedroom mid terrace property which is ideal for the first time buyer/buy to let investor and offered with no chain involved. The property has the benefit of gas central heating system, double glazing and close to local amenities. The property briefly comprises entrance hall, lounge, breakfast kitchen, 2 bedrooms, bathroom, parking to the front and rear garden. Early viewing is a must to avoid any disappointment.

### 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 PORCH

With panelled door

### LOUNGE 15'11 x 12'8 (4.85m x 3.86m)

With double glazed window to front elevation, feature fireplace, electric fire, radiator, laminate flooring and under stairs cupboard.

### BREAKFAST KITCHEN 8'9 x 12'8 (2.67m x 3.86m)

With a range of base and wall units, laminate work surfaces, drawers, stainless steel sink unit, plumbing for automatic washing machine, gas hob, electric oven, extractor hood, vinyl floor covering, radiator, splash back tiling, double glazed window to rear elevation, half glazed door.

### LANDING

With access to roof void.

### BEDROOM 1 9'4 x 12'8 (2.84m x 3.86m)

With double glazed window to rear elevation, radiator.

### BEDROOM 2 8'10 x 12'8 (2.69m x 3.86m)

With two double glazed windows to front elevation, radiator.

### BATHROOM 6'2 x 6'2 (1.88m x 1.88m)

With three piece white suite, comprising panelled bath, wash hand basin, w.c., splash back tiling, radiator and xpelair.

### OUTSIDE

Outside to the front of the property are parking facilities and to the rear is a pebbled garden, shed, 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 sealed unit double glazing.  
COUNCIL TAX - The property lies within Band B (East Riding Of Yorkshire Council)  
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

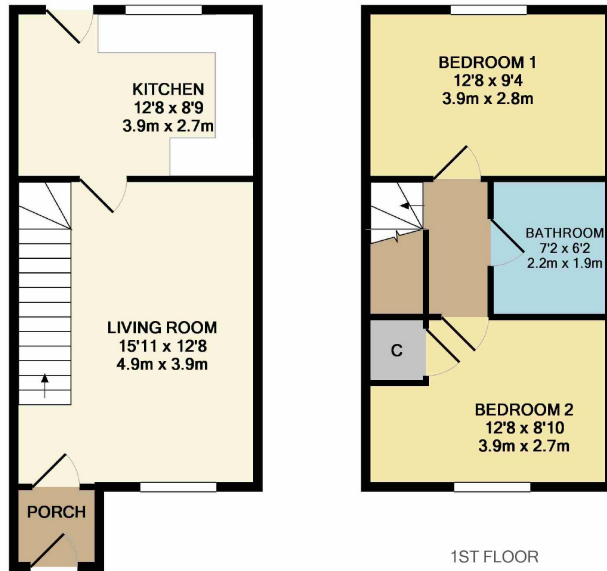
The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances. We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of 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 NOTE

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.

### VIEWING

Strictly by appointment with the sole agents

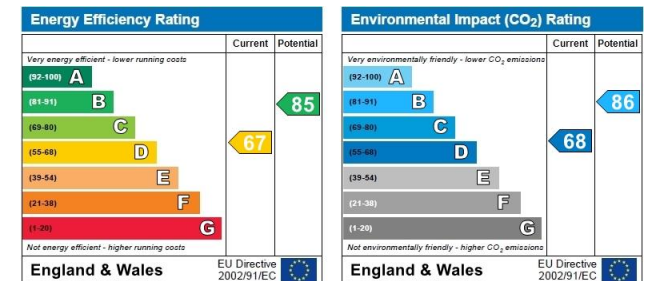


GROUND FLOOR

1ST FLOOR

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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken



Hessle Office  
58 Hull Road, Hessle, East Yorkshire, HU13 0AN  
T: 01482 649777  
nanl@pband.co.uk  
www.philipbannister.co.uk