

Tranby Avenue, Hessle, HU13 0PZ

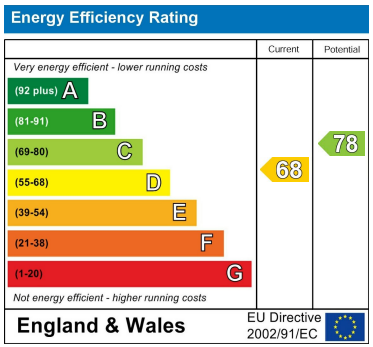
Asking Price £265,000

Philip Bannister

Tranby Avenue, Hessle, HU13 0PZ

Key Features

- Beautiful Mid Terrace Property
- Located On A Tree Lined Road In Hessle
- Entrance Hall, Lounge, Sitting/Dining Room
- Breakfast Kitchen, Three Bedrooms, Loft Area
- Bathroom, Gardens to the Front & Rear
- Early Viewing A Must, Credit To It's Current Owners
- EPC -



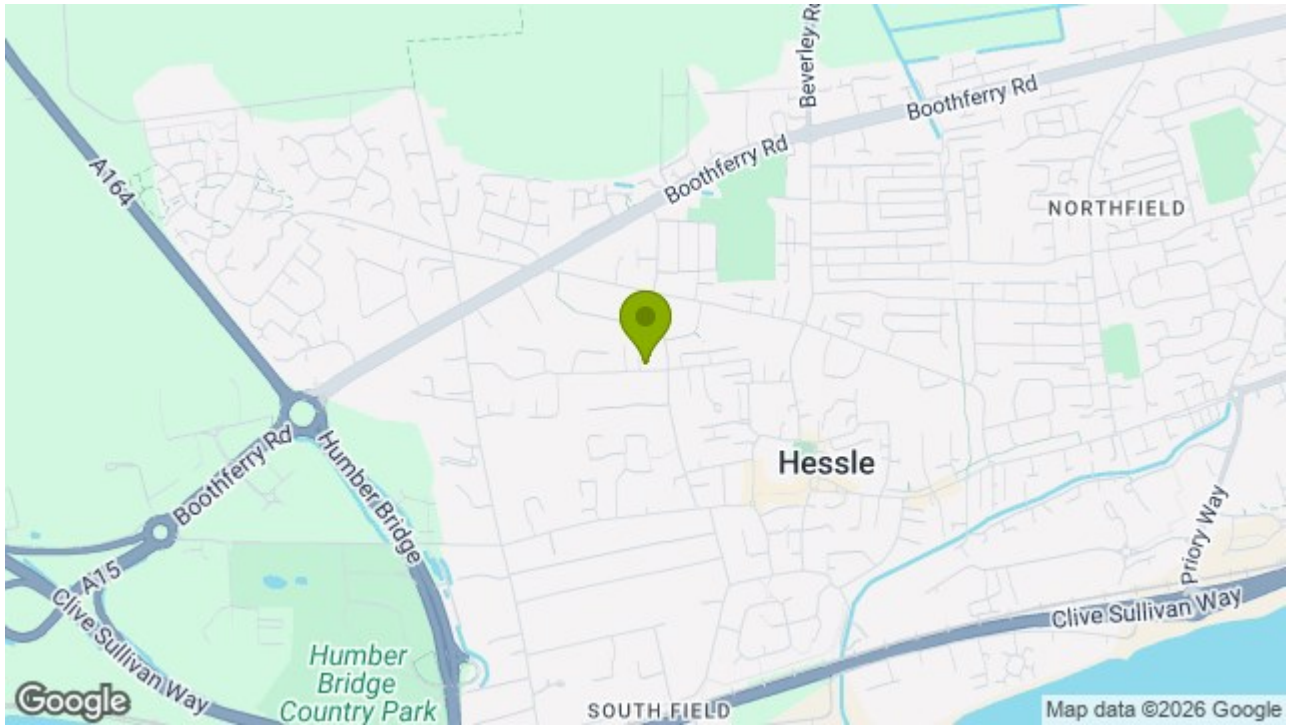
A beautiful Edwardian mid-terraced property, which is a credit to its current owners, offering ideal accommodation for a growing family. Early viewing is highly recommended to avoid disappointment.

Situated on the popular, tree-lined Tranby Avenue in Hessle, the property enjoys a convenient location close to all the amenities of Hessle town centre.

The accommodation briefly comprises an entrance hall, lounge, separate dining room/sitting room, breakfast kitchen, landing, three bedrooms, bathroom and loft area.

Externally, the property benefits from gardens to both the front and rear, with the rear garden featuring a fantastic bar/snug area, ideal for relaxing and entertaining.

Early viewing is strongly recommended to fully appreciate all this property has to offer. Call us today to arrange your viewing and avoid disappointment!




ADORE
THE
CHAOS






SHOPPING
LIST

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 entrance door, vinyl tiled floor, radiator and stairs to first floor.

LOUNGE
with period style double glazed angle bay window to the front elevation, and built in media wall with fire.

SITTING/DINING ROOM
with double glazed window to the rear elevation, feature fireplace, gas fire, radiator and understairs cupboard housing meters.

BREAKFAST KITCHEN
with a range of base and wall units, solid oak wood work surfacing, drawers, enamel sink unit, built in Neff microwave, built in dishwasher, built in washing machine/dryer, gas cooker point, extractor hood, space for fridge, vinyl floor covering, built in breakfast seating area, concealed lighting, two double glazed windows to the side elevation and double glazed french doors onto the rear garden

FIRST FLOOR

LANDING
with fixed staircase to the loft area.

BEDROOM 1
with double glazed window to the front elevation, and radiator.

BEDROOM 2
with double glazed window to the rear elevation, built in cupboard and radiator.

BEDROOM 3
with double glazed window to the rear elevation, built in wardrobes and radiator.

BATHROOM
with three piece white suite, comprising panelled bath, wash hand basin in vanity unit, w.c., splash back tiling, shower over bath, glazed shower screen, inset lights, vinyl floor covering and double glazed window to the side elevation.

LOFT AREA
Fitted stair case to the loft with laminate flooring, storage to eaves and velux double glazed window.

OUTSIDE
To the front of the property is a pebbled garden for ease of maintenance with key block paved path and hedge forming boundary with gate., To the rear is a garden area with artificial grass, patio area, flower and shrub border, shed, fence forming boundary and gate. Also the rear is a covered decorative bar/sung area ideal for entertaining.

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 C. (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. This should be clarified by your legal representative.






BATTLE ROYALE


Oh hello
HAPPY
I love you

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)

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.








THE SNUG
ALCOHOL



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