



25 Richmond Road, Hessele

£124,950

Early viewing is a must. A 3 bedroomed end terrace house with gas central heating system, double glazing and briefly comprises entrance hall, through lounge incorporating dining area, fitted kitchen, rear entrance hall, bathroom, landing, 3 bedrooms, gardens front and rear and garage via 10' access. The property is offered with no chain involved.

### INTRODUCTION

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### 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

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

### THROUGH LOUNGE/DINING AREA 23'7 into bay x 12'1 narrowing to 10' (7.19m into bay x 3.68m narrowing to 3.05m)

Lounge area - with double glazed angle bay window to front elevation, feature fireplace, dado rail, radiator.

Dining area - with dado rail and radiator.

### KITCHEN 7'10 x 8'7 (2.39m x 2.62m)

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

### REAR ENTRANCE HALL 6'1 x 4'9 (1.85m x 1.45m)

With glazed door giving access to side elevation and understairs cupboard.

### BATHROOM 10'3 x 4'9 (3.12m x 1.45m)

With three piece white suite, comprising panelled bath, wash hand basin, w.c., radiator, splash back tiling, and 2 double glazed window to rear and side elevation.

### LANDING

### BEDROOM 1 10'5 x 11'5 from front of wardrobes (3.18m x 3.48m from front of wardrobes)

With 2 double glazed windows to front elevation, built in wardrobe and radiator.

### BEDROOM 2 10'7 x 8'7 (3.23m x 2.62m)

With double glazed window to rear elevation, radiator.

### BEDROOM 3 7'7 x 6'1 (2.31m x 1.85m)

With double glazed window to rear elevation, radiator.

### OUTSIDE

Outside are gardens to the front and rear. The front garden has flower beds and brick



walling with gate forming boundary and side access to the rear garden which is mainly laid to lawn with flower and shrub borders, fence forming boundary and garage which is accessible via a rear 10'.

### **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** - The property lies within Band B (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 Licenced 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

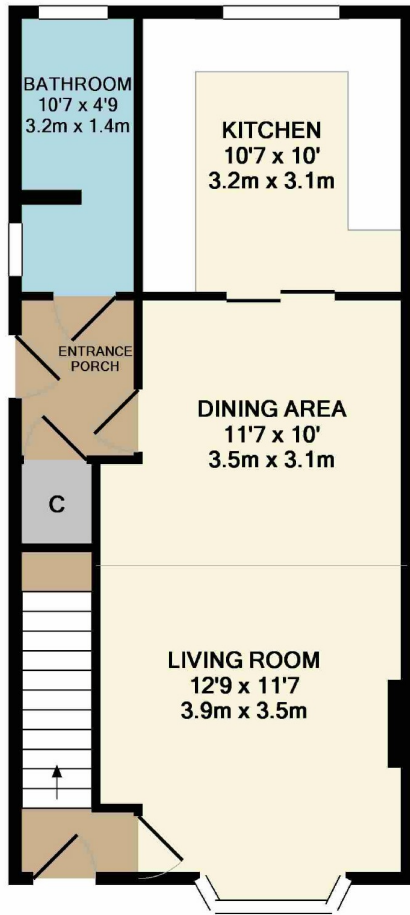
or central heating systems, nor have they undertaken any type of survey on this property.

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.

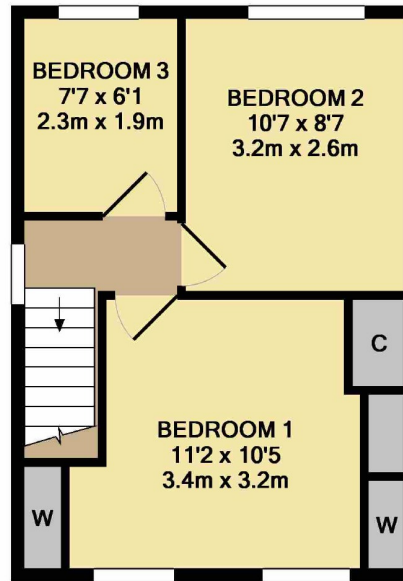
Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

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.





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  
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