



Dunston Drive, Hessle, HU13 0HF

Offers Invited £340,000



Platinum Collection

Dunston Drive, Hessle, HU13 0HF

Standing in a sought after cul-de-sac off Dunston Drive in the popular West Side of Hessle off Ferriby Road is this most appealing and immaculately presented detached home. The property has been significantly enhanced by the current owners and early viewing is recommended. The accommodation boasts gas central heating, double glazing and briefly comprises an entrance hall, cloaks/WC, lounge, dining room, breakfast kitchen with fitted units and integrated appliances and at first floor are four bedrooms, Master with en suite and a lovely family bathroom. Outside is a driveway providing good parking and access to the garage. To the rear is a westerly facing lawn garden with patio area. The property is offered with no chain involved and must be viewed early to avoid any disappointment.



Dunston Drive, Hessle, HU13 0HF

Key Features

- 4 Bedroomed Detached House
- Cul-de-sac Location off Ferriby Road
- Excellent Location Close to Hessle's Amenities
- Entrance Hall, Two Reception Rooms
- Fitted Breakfast Kitchen With Appliances & Utility,
- Cloakroom/w.c., Landing, Ensuite, Family Bathroom
- Gardens Front & Rear, Drive And Garage
- EPC= D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			82
(69-80) C		66	
(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.

ENTRANCE HALL

With double glazed entrance door and glazed screen to side, radiator, inset lights, undertairs cupboard, and stairs to the First Floor.

CLOAKROOM/W.C.

With two piece white suite comprising wash hand basin in vanity unit, low level wc, heated towel rail, tiled floor and xpelair.

LOUNGE

19'5 into bay x 11'6 (5.92m into bay x 3.51m)

With double glazed square bay window to the front elevation, feature fireplace with gas fire, laminate flooring, inset lights, two radiators and coving to the ceiling.

DINING ROOM

12'11 x 8'11 (3.94m x 2.72m)

With radiator, laminate flooring, coving to the ceiling, inset lights and double glazed patio style doors

BREAKFAST KITCHEN

9'9 x 17'4 (2.97m x 5.28m)

Fitted kitchen with a range of wall and base units, larder unit, work surfaces, sink unit, with waste disposal unit, electric hob, double electric oven, extractor hood, warming drawer. integrated

dishwasher, space for a plumbed fridge freezer, radiator, concealed mood lighting, tiled floor, splash back tiling, double glazed window to the rear elevation and double glazed french doors.

UTILITY ROOM

6'11 x 7'9 (2.11m x 2.36m)

With base and wall unit and work surfaces, sink unit, double glazed door and window to the side, radiator, plumbing for an automatic washing machine, space for a tumble dryer, central heating boiler, inset lights splash back tiling and tiled floor.,

LANDING

With double glazed window to the side elevation, radiator, built in cupboard, and loft access.

BEDROOM 1

13'4 x 7'11 from front of wardrobes (4.06m x 2.41m from front of wardrobes)

With double glazed window to the front elevation, fitted wardrobes and radiator.

EN SUITE SHOWER ROOM

With double glazed window to the side elevation, low level wc, wash hand basin, shower cubicle with shower, heated towel rail, tiled floor, fully tiled to walls, and extractor fan.

BEDROOM 2

11'10 x 9'1 (3.61m x 2.77m)

With double glazed window to the rear elevation, built in wardrobe and radiator.

BEDROOM 3

8'1 max measurements x 8'8 (2.46m max measurements x 2.64m)

With double glazed window to the rear elevation, built in wardrobes and radiator.

BEDROOM 4

7'8 x 7'10 (2.34m x 2.39m)

With double glazed window to the front elevation and radiator.

FAMILY BATHROOM

5'5 x 6'5 (1.65m x 1.96m)

with a three piece white suite, comprising panelled bath with shower over and glazed shower screen, low level wc, wash hand basin, heated towel rail, xpelair, inset lights, tiled floor, fully tiled to walls, and double glazed window to the side.

EXTERNAL

To the front of the property is a lawn garden area, slate border, gate to the Rear Garden and driveway providing off street parking for multiple vehicles and which leads to an integral garage with electric up and over door, light and points points and personal door. To the rear is a paved patio area, lawn garden area, borders housing shrubs, summer house, fencing 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

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E. (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.

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.

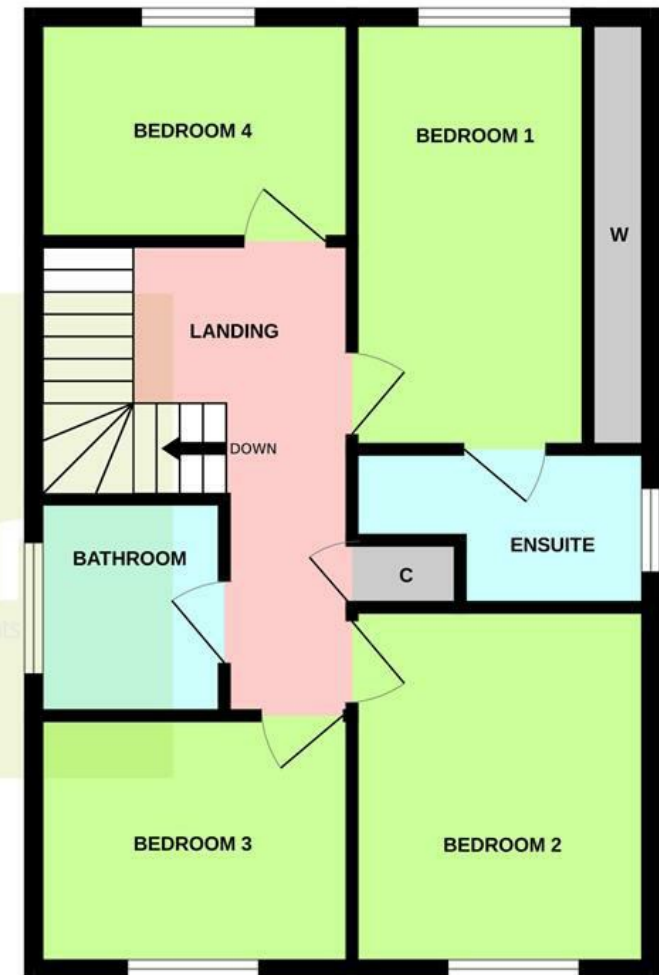
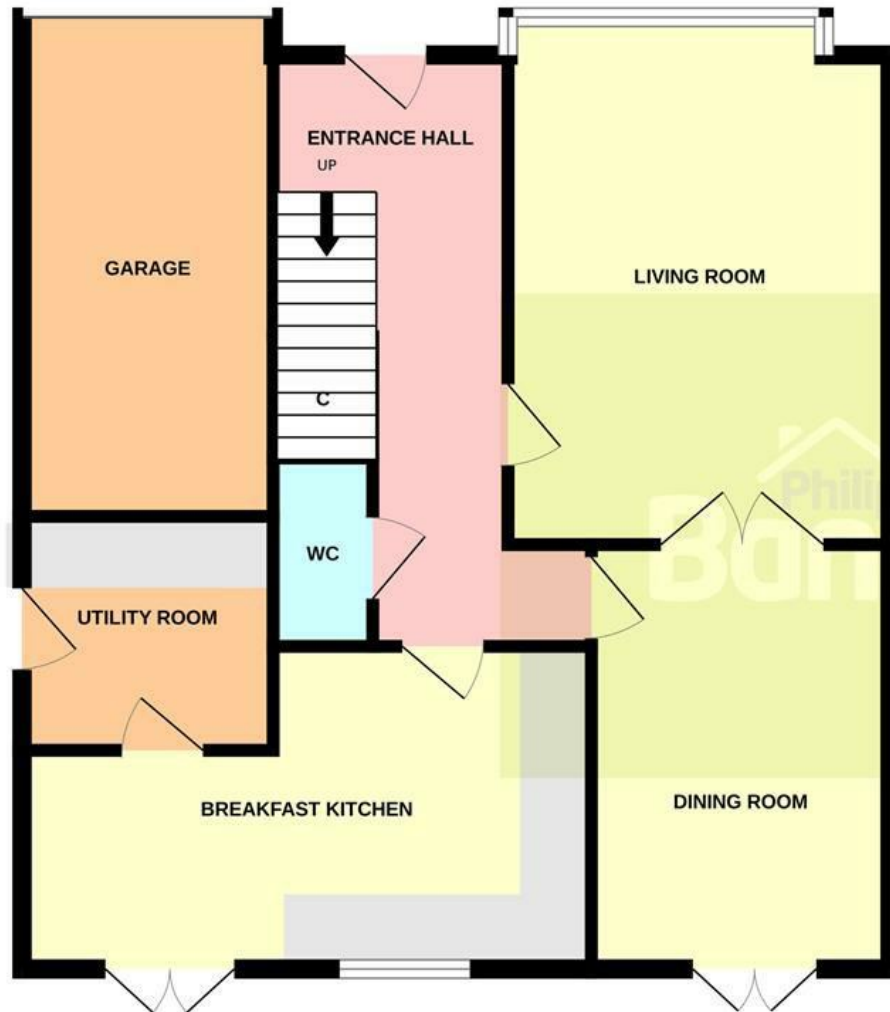
We understand that the property is Freehold.





GROUND FLOOR

1ST 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.
Made with Metropix ©2023



Philip
Bannister
Estate & Letting Agents

Platinum Collection

58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN
Tel: 01482 649777 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

