



Eastfield Court, Hesse, HU13 9FL

£279,950

Philip
Bannister
Estate & Letting Agents

Platinum Collection



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Tucked away within a popular cul-de-sac this fabulous detached family home offers modern, flexible and generous accommodation throughout. Presented to the highest of standards this property is a credit to its current owners. With 4 bedrooms including 2 with en-suites, a family bathroom, 2 reception rooms and a large dining kitchen this property really ticks all the boxes.



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Key Features

- Modern Detached Family Home
- Cul-De-Sac Location
- Off-Street Parking & Garage
- Beautifully Appointed Throughout
- 4 Bedrooms with 2 En-Suites
- Fabulous Dining Kitchen
- Extended to the Rear
- EPC =



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	87
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.

GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall with a storage cupboard and cloakroom off.

CLOAKROOM

With low flush wc, a wash hand basin and a window to the front elevation.

LIVING ROOM

10'9 x 19'1 inc bay (3.28m x 5.82m inc bay)
A generous bay fronted living room with karndean flooring and a feature fireplace housing a gas fire.

DINING KITCHEN

17'1 x 12'8 max (5.21m x 3.86m max)
A fabulous dining kitchen with grey gloss wall and base units/breakfast bar laminated work surfaces and splashbacks. Integrated appliances include a Gas Hob, Electric Oven, Extractor Fan, Composite Sink Unit, Under-Counter Fridge, Automatic Washing Machine and an Automatic Dishwasher. Further benefitting from ample dining space, karndean flooring and French doors to the Day room.

DAY ROOM

17'2 x 9'11 (5.23m x 3.02m)
A fantastic addition to the property offering further versatile living space with laminated wood flooring, French doors to the rear garden, a window to the rear elevation and a side door.

FIRST FLOOR;

BEDROOM 2

10'9 x 13'10 (3.28m x 4.22m)
A bedroom of double proportions with fitted wardrobes, a window to the front elevation and access to the en-suite.

EN-SUITE

With a three piece suite comprising of an enclosed shower cubicle and a vanity unit housing WC and wash hand basin. Further benefitting from tiled flooring and recessed spotlights.

BEDROOM 3

10'9 x 11'2 (3.28m x 3.40m)
A bedroom of double proportions with window to the rear elevation.

BEDROOM 4

7'6 x 6'4 (2.29m x 1.93m)
A bedroom of single proportions with window to the front elevation.

BATHROOM

6'4 x 7'10 (1.93m x 2.39m)
A family bathroom with a three piece suite comprising of a panelled bath with shower attachment, a vanity unit housing a WC and a wash hand basin. Further benefitting from a heated towel rail, recessed spotlights and a window to the rear elevation.

SECOND FLOOR;

BEDROOM 1

14 max x 17'11 max (4.27m max x 5.46m max)
A master bedroom with fitted wardrobes access to the en-suite and a window to the front elevation.

EN-SUITE

4'2 x 7'7 (1.27m x 2.31m)
With a three piece suite comprising of a shower enclosure, a WC and a wash hand basin. Further benefitting from a Velux skylight.

EXTERNAL;

FRONT

To the front of the property is a raised decking with pergola, artificially turfed lawn and provisions for an electric car charging point.

REAR

A low maintenance rear garden with artificially turfed lawn and a purpose built bar.

PARKING

Single parking space in front of the garage.

GARAGE

A single garage with up & over door, light & power supply.

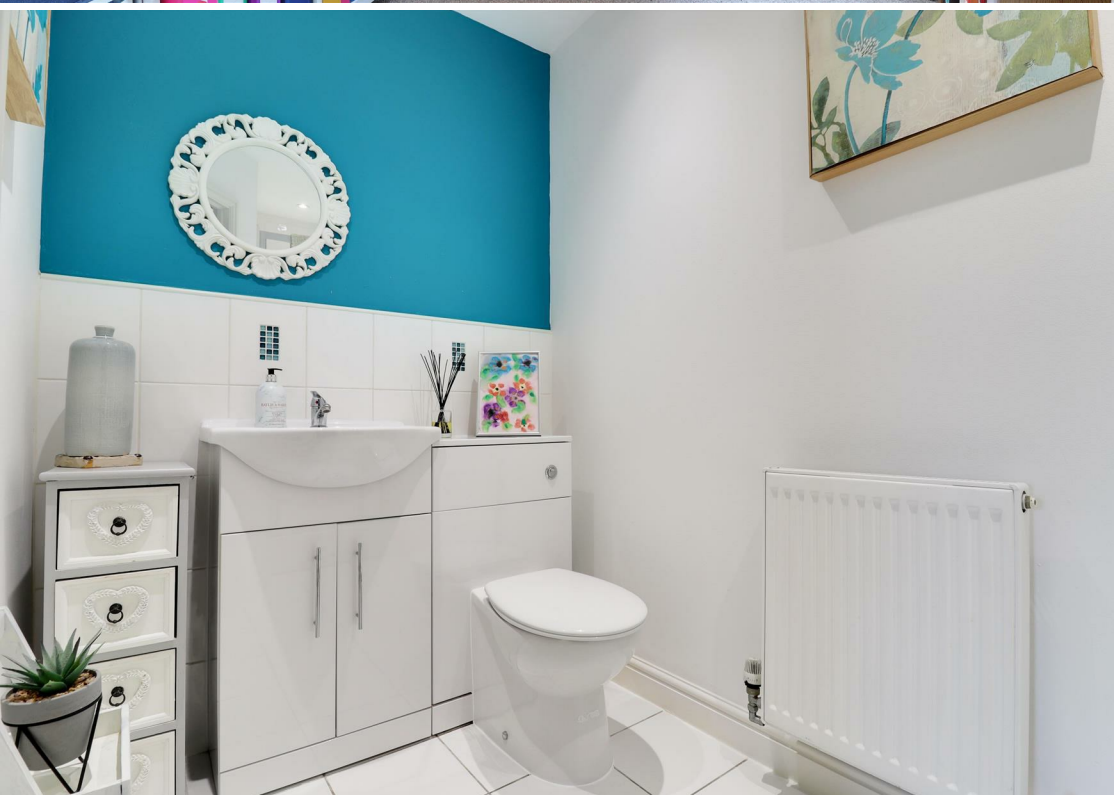
GENERAL INFORMATION

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 D (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.

TENURE

We understand that the property is Freehold.

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.

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.

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.

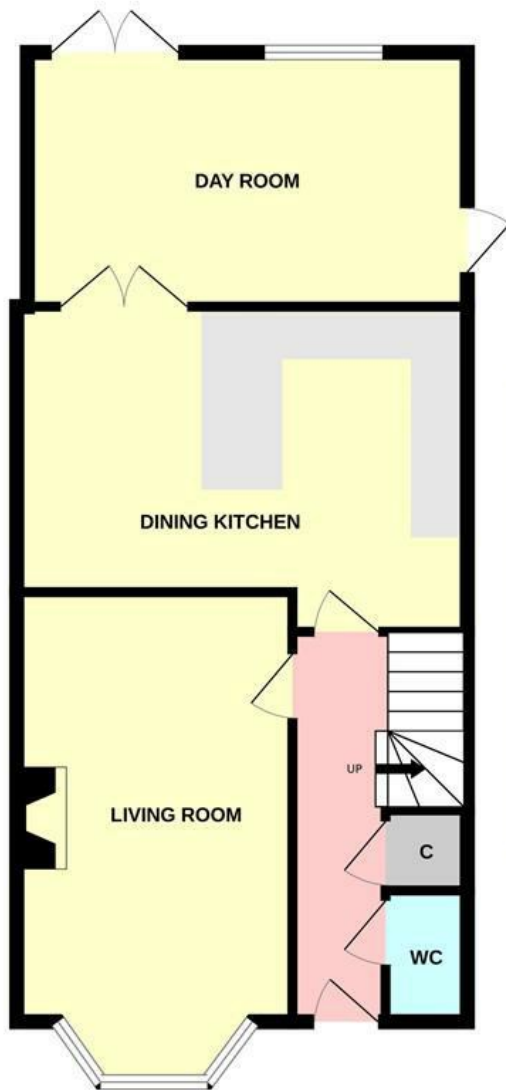
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to

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 £120 Hamers£100 Lockings Solicitors £100





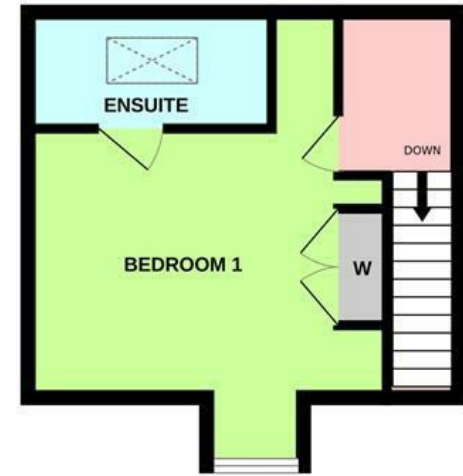
GROUND FLOOR
667 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



2ND FLOOR
262 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 1414 sq.ft. (131.4 sq.m.) approx.

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.

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