



Hull Road, Hessele, HU13 9NH

Offers Over £380,000



Platinum Collection

Hull Road, Hessle, HU13 9NH

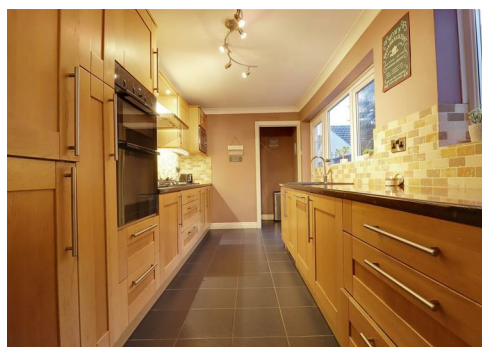
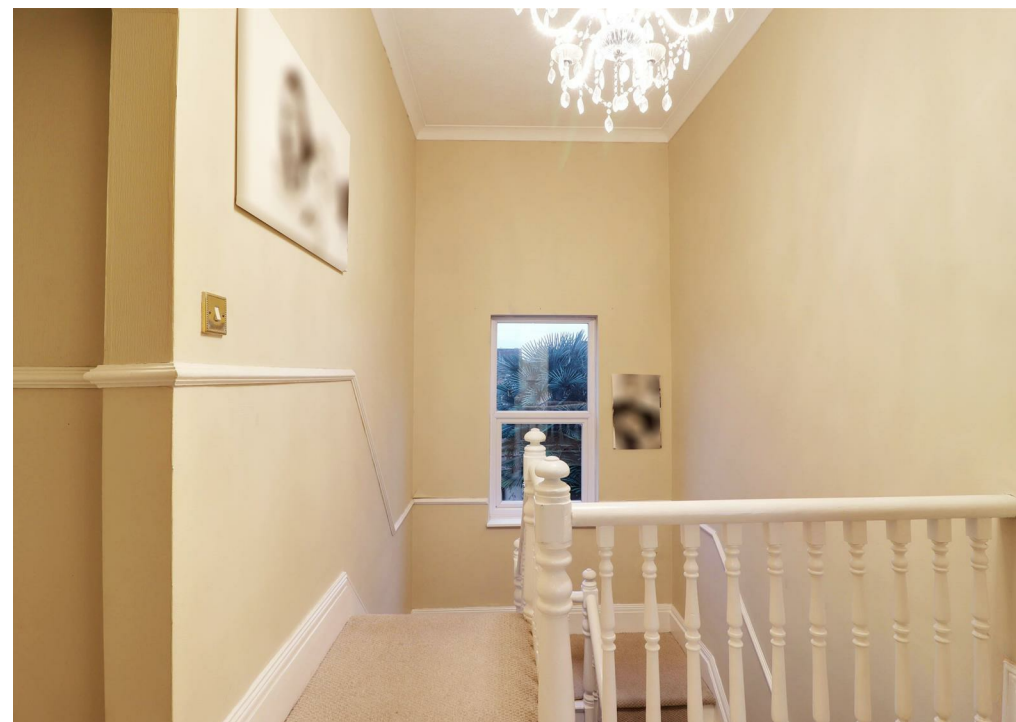
A beautifully presented double fronted home, which has been improved by it's current owners and must be viewed early to avoid any disappointment . The property comprises; Entrance Hall, Reception lounge open plan through to the Dining Area, Kitchen, Sitting Room, Further reception Room/Playroom and ground floor Shower Room/Utility . To the first floor level a central landing gives access to 4 double Bedrooms and a Family Bathroom with four piece suite, Outside is front garden and off road parking (for Two cars) via to the rear drive with a double detached garage. To the rear are South facing is an enclosed courtyard and good sized lawn garden beyond, with seating and entertaining areas.



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Key Features

- A Superb Double Fronted Home with Character & Charm
- Large Welcoming Entrance Hall & Landing
- 3/4 Reception Rooms, Fitted kitchen
- Rear Lobby, Downstairs Shower Room
- 4 Double Bedrooms, Family Bathroom
- Double Driveway & Garage, Excellent Plot
- Must Be Viewed Early To Avoid Disappointment
- EPC - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(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

A large welcoming entrance to this traditionally styled character property retaining wealth of feature throughout with deep skirting, dado rail and coving. Decorative window above traditionally styled entrance door, tiled flooring, staircase to first floor, under stairs storage cupboard and uPVC double glazed door leading to the south facing courtyard.

THROUGH LOUNGE WITH DINING AREA

28'2 into bay x 14'5 (8.59m into bay x 4.39m)
Lounge area - with double glazed angle bay window to the front elevation, feature fire surround, with open fire, laminate flooring, picture rail, deep skirting, coving, radiators and arch to:-

Dining Area - with double glazed French doors to the rear elevation, built in cupboard, radiator and laminate flooring

SEPARATE SITTING ROOM

14'2 into bay x 14'7 (4.32m into bay x 4.45m)
with double glazed angle bay window to the front elevation, feature fireplace with gas fire, Deep skirting, picture rail, coving and radiator.

FURTHER RECEPTION/PLAY ROOM

13' x 11'4 (3.96m x 3.45m)
With uPVC double glazed window to the rear elevation, feature fireplace with gas fire, radiator and this room has potential to be used for a multiple purposes.

FITTED KITCHEN

14'3 x 7'7 (4.34m x 2.31m)
with a range of fitted wall and base units with soft closing doors and drawers to two wall lengths with granite style roll edge work surface over. Tiling to splash back, range of integrated appliances include; double oven, five ring gas burning hob, stainless steel extractor canopy, integrated fridge freezer, integrated dishwasher, mid-level microwave, laminate one and a half bowl sink and drainer with swan neck mixer tap, tiling to floor covering, uPVC double glazed windows to side and side access door.

REAR LOBBY

SHOWER ROOM

5'7 x 7'7 max measurements (1.70m x 2.31m max measurements)
With uPVC privacy window to the rear elevation, raised shower cubicle with folding shower screen, wall mounted shower head, wash hand basin, low flush WC splash back tiling plumbing for automatic washing machine, and heated towel rail.

GALLERIED LANDING

with uPVC double glazed window to the rear elevation

BEDROOM 1

11'11 x 18'8 (3.63m x 5.69m)
With two uPVC double glazed windows to the front elevation, built in wardrobes and drawers, laminate flooring and radiator..

BEDROOM 2

14'6 x 11'11 (4.42m x 3.63m)
With uPVC double glazed window to the front elevation and radiator.

BEDROOM 3

13'4 x 12'1 (4.06m x 3.68m)
With uPVC double glazed window to the rear elevation, laminate flooring, built in cupboard and radiator.

BEDROOM 4

13'4 x 8'11 (4.06m x 2.72m)
with double glazed window to the rear elevation, boiler and radiator.

BATHROOM

9'3 x 5'1 (2.82m x 1.55m)
Immaculately appointed throughout with white suite comprising of panel bath, wall mounted basin with storage below, low flush WC, corner shower cubicle with shower, heated towel rail, splash back tiling, tiled flooring, inset lights and double glazed window to the rear elevation.

EXTERNAL

Outside to the front of the property is a double fronted garden area with brick wall and wrought iron fencing forming boundary. Vehicular off street parking is granted via a private road to the side of the property, in turn leading to a driveway suitable two cars and which leads to double detached garage with separate up and over access doors and full power and lighting also exists. A gated access to a courtyard style garden is south facing with paving offers outside dining areas and alfresco seating area. Double gates lead beyond to a further garden, benefiting from a paved terrace with, covered entertaining area, laid to lawn grass section beyond



and a raised decked sun terrace to the southern elevation of the plot. Well established planting, shrubbery, herbaceous borders and edging feature with fenced perimeter boundary also.

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 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

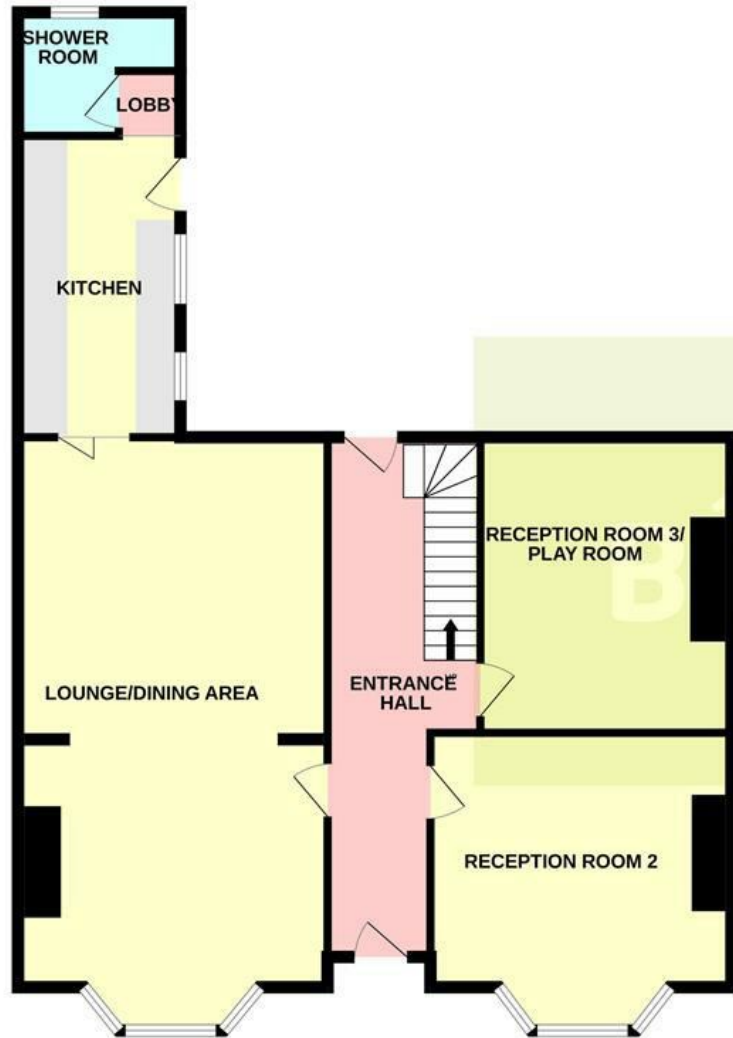
TENURE.

We understand that the property is Freehold.





GROUND FLOOR



1ST FLOOR





Philip
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