



Marlborough Avenue, Hesse, HU13 0PN

£375,000



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Platinum Collection

## **Marlborough Avenue, Hessle, HU13 0PN**

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Nestled in a sought-after location, this desirable three-bedroom semi-detached home exudes charm and elegance. Beautifully presented with carefully preserved original features, it offers a perfect blend of classic allure and modern convenience. The south-facing landscaped garden adds a touch of tranquillity, providing an idyllic retreat for relaxation and outdoor enjoyment.



# Marlborough Avenue, Hessle, HU13 0PN

## Key Features

- Desirable Location
- Rarely Available
- 3 Double Bedrooms + Loft Room
- Superb South Facing Rear Garden
- Generous & Flexible Living Space
- Beautifully Presented Throughout
- Original Features Retained
- EPC =



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(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.

### GROUND FLOOR;

#### PORCH

Providing access to the accommodation.

#### ENTRANCE HALL

A welcoming entrance hall with stairs off.

#### WC

With low flush WC, wash hand basin, laminate wood flooring and a window to the side elevation.

#### UTILITY ROOM

2'11 x 14'9 (0.89m x 4.50m )

With karndean flooring, plumbing for an automatic washing machine and recessed spotlights.

#### LIVING / DINING ROOM

24'11 x 10'7 (7.59m x 3.23m )

A generous and flexible room with ample space for both living and dining. With feature fireplace housing a dual fuel burning stove, an oriel bay window to the front elevation and French doors to the rear elevation leading to the decking area.

#### BREAKFAST KITCHEN

23'2 x 9'5 (7.06m x 2.87m )

A light and airy space with karndean flooring, 2 windows to the side elevation, ample dining space, a

breakfast bar and is open to the Conservatory. The kitchen benefits from light blue shaker style wall and base units, laminated work surfaces and upstands. Integrated appliances include an Induction Hob, Electric Oven, Extractor Hood and an Automatic Dishwasher.

#### CONSERVATORY

12'8 x 9'5 (3.86m x 2.87m )

A fantastic addition to the property offering versatile reception space, with karndean flooring, windows to 3 elevations, a radiator and French doors leading to the garden.

### FIRST FLOOR;

#### BEDROOM 1

10'7 max x 12'7 (3.23m max x 3.84m )

A bedroom of double proportions with fitted wardrobes, decorative cast iron feature fireplace, exposed floorboards and a window to the front elevation.

#### BEDROOM 2

10'7 max x 11'6 (3.23m max x 3.51m )

A further bedroom of double proportions with 2 sets of fitted wardrobes, decorative cast iron feature fireplace and a window to the rear elevation.

#### BEDROOM 3

13'8 x 9'1 (4.17m x 2.77m)

A double bedroom with fitted storage unit, and a window to the side elevation.

#### BATHROOM

5'7 x 11'7 max (1.70m x 3.53m max)

A fabulous bathroom with a four piece suite comprising of a free standing roll top bath, shower enclosure, low flush WC and a vanity wash hand

basin. Further benefitting from a heated towel rail, recessed spotlights, partially tiled walls and a window to the side elevation.

### LOFT AREA;

#### LOFT ROOM

17'6 max x 9'1 (5.33m max x 2.77m)

A generous space with laminate wood flooring, recessed spotlights, Velux window, eaves storage and further recessed storage space.

### EXTERNAL;

#### FRONT

Providing off-street parking is a brick-set driveway with a walled border.

#### REAR

Superbly landscaped mature south facing rear garden. Benefitting from a raised decking area at the bottom of the garden housing a summerhouse and a garden shed as well as providing a lovely seating area. Further benefitting from a shaped lawn with fabulous borders with various bedding plants and shrubs. There is a second decking area providing the perfect spot for a summer BBQ and a brick-set patio area. Side access from front to back.

### 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.

SECURITY - The property has the benefit of an installed burglar alarm system.



**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

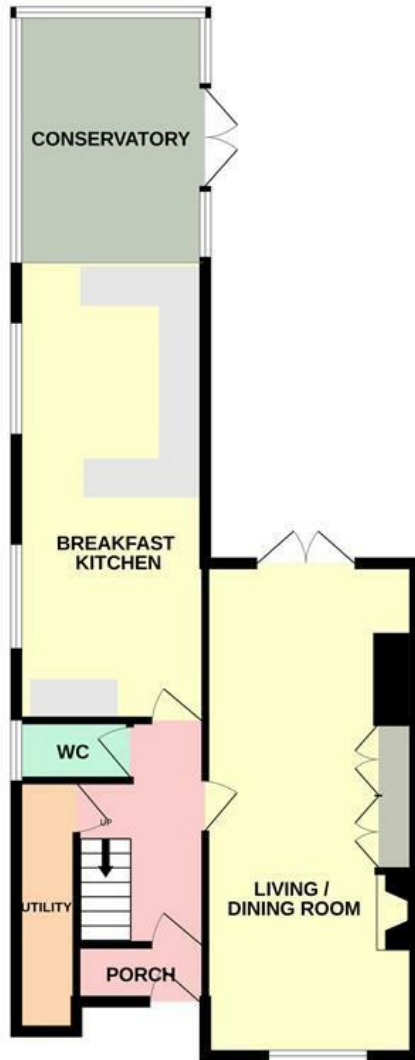
prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100



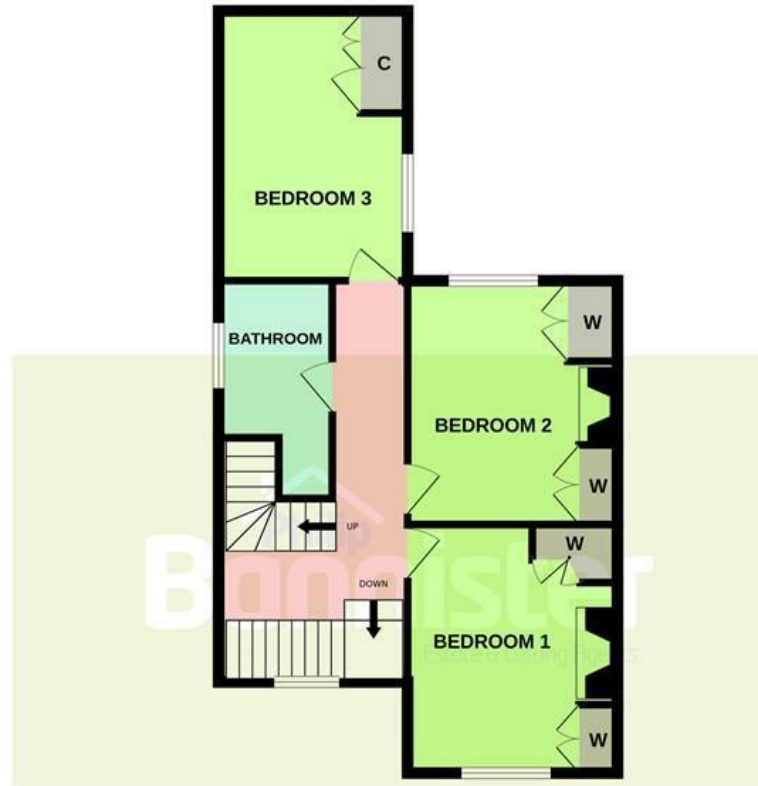




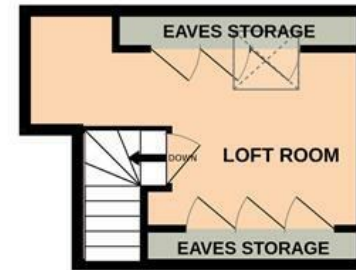
GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



LOFT AREA  
201 sq.ft. (18.7 sq.m.) approx.



TOTAL FLOOR AREA : 1506 sq.ft. (140.0 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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Philip  
**Bannister**  
Estate & Letting Agents

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Platinum Collection

58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN  
Tel: 01482 649777 | Email: [info@philipbannister.co.uk](mailto:info@philipbannister.co.uk)  
[www.philipbannister.co.uk](http://www.philipbannister.co.uk)

