



Rosner Drive, Hessele, HU13 0GS
Offers Over £300,000

Philip
Bannister
Estate & Letting Agents

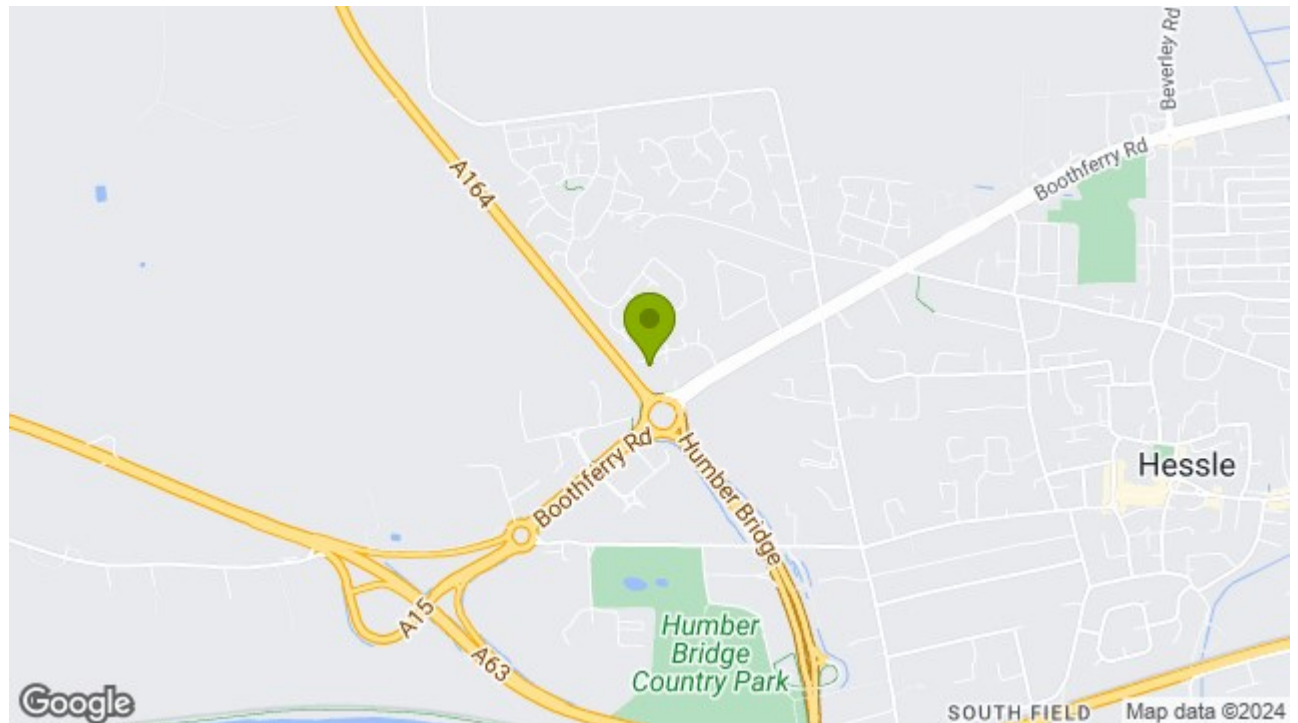
Rosner Drive, Hessle, HU13 0GS

We are delighted to offer this beautiful home to the market. A detached family home situated in a very desirable part of Hessle. This property has been upgraded and extended to create a home with extremely generous living space and is presented to a very high standard throughout. Act fast to avoid disappointment.

Key Features

- Detached Family Home
- Sought After Location
- Ground Floor Extension
- Ample Living Space
- Immaculately Presented Throughout
- Off-Street Parking & Garage
- 3 Double Bedrooms
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(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.

GROUND FLOOR;

ENTRANCE HALL

A pleasant entrance hall providing access to the accommodation, with stairs off.

LIVING ROOM

13'6 x 16'9 into bay (4.11m x 5.11m into bay)
A generous living room with bay window to the front elevation and glazed French doors leading to the Dining Kitchen.

DINING KITCHEN

17'2 x 12'5 (5.23m x 3.78m)
A stunning dining kitchen with grey gloss wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include an Automatic Washing Machine, Automatic Dishwasher, Electric Oven, Gas Hob, Fridge/Freezer and an Extractor Hood. Further benefitting from ample dining space, recessed spotlights, tiled flooring and is open to the Day Room.

WC

With low flush WC and a wash hand basin.

DAY ROOM

17'2 x 9'3 (5.23m x 2.82m)
A fabulous addition to the property offering further flexible reception space with bi-folding doors, 2 sky lights, recessed spotlights and a vertical radiator.

FIRST FLOOR;

BEDROOM 1

10'1 x 11'8 (3.07m x 3.56m)
A bedroom of double proportions with fitted wardrobes a window to the front elevation and access to the En-Suite.

EN-SUITE

10'1 x 2'11 (3.07m x 0.89m)
With shower cubicle, vanity wash hand basin and a low flush WC. Further benefitting from recessed spotlights, partially tiled walls, window to the side elevation and a heated towel rail.

BEDROOM 2

10'1 max x 12'6 (3.07m max x 3.81m)
A further bedroom of double proportions with window to the rear elevation

BEDROOM 3

8'7 x 9 (2.62m x 2.74m)
Another bedroom of double proportions with window to the rear elevation.

BATHROOM

6'1 x 6'9 (1.85m x 2.06m)
With a three piece suite comprising of a panelled bath with overhead shower. low flush WC and a wash hand basin. Further benefitting from partially tiled walls, a window to the front elevation and recessed spotlights.

EXTERNAL;

FRONT

Benefitting from a brick-set side drive providing off-street parking for multiple vehicles and a shaped lawn.

REAR

South facing rear garden laid mainly to turf with fenced borders.

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.

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



vitaly 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

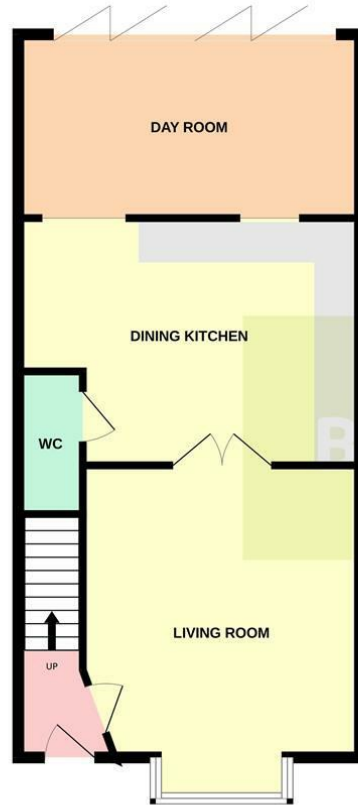
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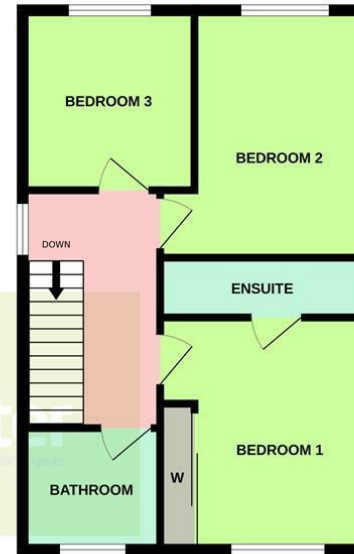
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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
637 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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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