



Headlands Drive, Hessle, HU13 0JR  
Asking Price £300,000

Philip  
**Bannister**  
Estate & Letting Agents



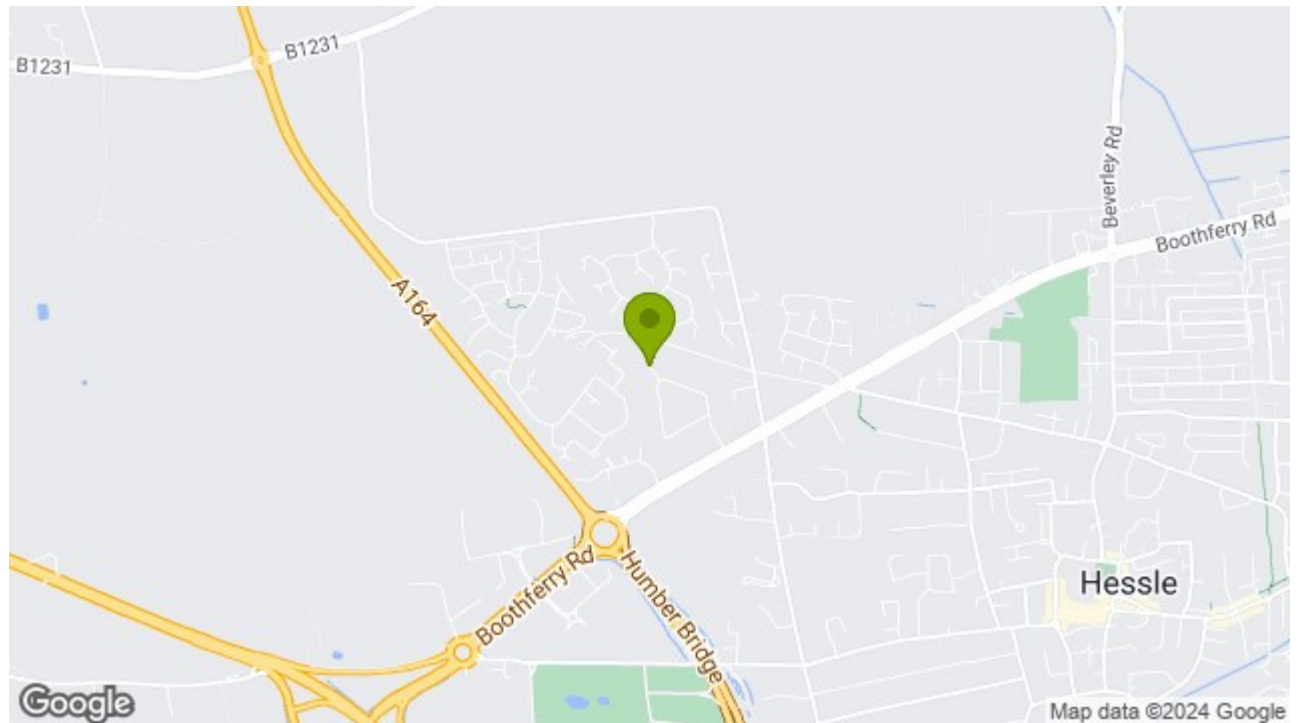
# Headlands Drive, Hessle, HU13 0JR

## Key Features

- An Extended Semi Detached Home
- Situated in a popular Area of Hessle
- Superb corner Plot, Early Viewing A Must
- Entrance Hall, Two Reception Rooms
- Dining kitchen, Utility Lobby, Cloakroom/w.c.
- 4 Bedrooms, Bed 2 with Ensuite Shower Room
- Bathroom with 5 Piece suite
- Gardens, Off Road Parking for Two Cars
- EPC = D

A wonderful four bedroom semi-detached family home in one of Hessle's most sought after locations., which has been extended and provides excellent accommodation for the growing family. This property has been well loved and has flexible living accommodation to the ground floor comprising entrance hall, lounge, separate sitting room, large dining kitchen, utility lobby and cloakroom/w.c.. To the first floor there are three double bedrooms, second bedroom with ensuite shower room, a generous single bedroom, and a family bathroom with a five piece suite. Externally the property has a great deal to offer with a good sized rear garden and a drive offering multiple parking which leads to a garage, The property must be seen to see the size of the accommodation and the plot it sits on. Early viewing is a must to avoid any disappointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 door, radiator, understairs cupboard and double glazed window to the side elevation.

## LOUNGE

14'9 into bay x 13'9 (4.50m into bay x 4.19m) with double glazed angle bay window to the front elevation, feature fireplace, electric fire and radiator.

## SEPARATE SITTING/DINING ROOM

13'11 x 11'11 (4.24m x 3.63m) with double glazed door to the rear garden with windows to side, feature fireplace, storage cupboard and further built in cabinets.

## LARGE DINING KITCHEN

15'5 max measurements x 15'5 narrowing to 9'1 (4.70m max measurements x 4.70m narrowing to 2.77m)  
Kitchen Area - with a range of base and wall unit, laminate work surfaces, drawers, stainless steel sink unit, built in fridge/freezer, gas cooker point, extractor hood, built in dish washer, inset lights, splash back tiling and double glazed window to the rear elevation.

Dining Area - with double glazed French doors to the

side elevation, two radiator and two double glazed windows to the side and front elevation.

## UTILITY LOBBY

5'1 x 4'11 (1.55m x 1.50m) with a range of base and wall units, laminate work surfaces, stainless steel sink unit, plumbing for automatic washing machine and splash back tiling.

## CLOAKROOM/W.C.

with w.c and double glazed window to the rear elevation.

## LANDING

with access to roof void with pull down ladder to loft area.

## BEDROOM 1

15'4 into bay x 10'8 from front of wardrobes (4.67m into bay x 3.25m from front of wardrobes) with double glazed angle bay window to the front elevation, radiator and built in wardrobes with drawers.

## BEDROOM 2

13'11 x 11'9 (4.24m x 3.58m) with double glazed window to the rear elevation, radiator, boiler and built in wardrobes with over cupboards and drawers.

## EN SUITE SHOWER ROOM

5'8 max measurements x 5'6 max measurements (1.73m max measurements x 1.68m max measurements) with three piece white suite, shower in cubicle, wash hand basin with vanity unit beneath, w.c., heated towel rail and double glazed window to the rear elevation.

## BEDROOM 3

11'8 x 7'10 (3.56m x 2.39m) with double glazed window to the side elevation, radiator and walk-in wardrobe.

## BEDROOM 4

8'11 x 7'11 (2.72m x 2.41m) with double glazed window to the front elevation and radiator.

## BATHROOM

8'4 x 8'7 (2.54m x 2.62m) with a five piece white suite comprising panelled bath, shower in cubicle, wash hand basin with vanity unit beneath, w.c., bidet, heated towel rail,, half tiled and double glazed window to the rear elevation.

## EXTERNAL

Outside to the front of the property is a key block paved garden area, offering additional parking to the driveway which leads to brick built garage with up and over door. To the rear and the side are mainly laid to lawn gardens, with patio areas, flower and shrub beds and fence forming boundary with 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 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.

### 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 in-house professional 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.

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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: Brewer

Wallace Solicitors £100 Bridge McFarland LLP £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.  
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