



Tall Trees, Hessele, HU13 0LE

£575,000



Platinum Collection

Tall Trees, Hessle, HU13 0LE

Magnificent family home. This truly individual property has been vastly extended, remodelled and redesigned by the current owners to create one of the most exciting properties on the market.

Nestled away within an extremely sought after cul-de-sac, this detached superior home offers exceptionally spacious and flexible accommodation throughout, all appointed to the highest of standards.

To the ground floor there is a welcoming entrance hall with a stunning oak and glass staircase, to the left is a generous living room and through a pocket door there is a beautiful bespoke dual toned kitchen area with a dining room off. In addition there is an office, bathroom and further sitting room.

To the first floor there are 3 double bedrooms, a family shower room and a master bedroom suite with walk-in-wardrobe and an-suite bathroom.

Externally the property has so much to offer with a private westerly facing rear garden, further side garden brick-set driveway providing ample off-street parking and an integral double garage.



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Key Features

- Stunning Superior Home
- Cul-De-Sac Location
- Fabulous Bespoke Kitchen
- 3 Reception Rooms
- 4 Double Bedrooms
- Master Bedroom Suite
- Private Westerly Facing Rear Garden
- Integral Double Garage
- Electric Car Charging Point
- EPC = C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	74	81
(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 welcoming entrance hall with inset aquarium, oak staircase with glass balustrade and a pocket door leading to the kitchen.

LIVING ROOM

19'9 + bay x 10'11 (6.02m + bay x 3.33m)
A generous living space with French windows to the rear elevation, bay window to the front elevation and an inset electric fire.

KITCHEN

19'2 x 15'10 (5.84m x 4.83m)
Simply stunning. A fabulous bespoke kitchen with dual toned oak units, Corian work surfaces and magnificent island. Integrated appliances include a Zip Tap providing boiling, chilled and filtered water, inset sink with mixer tap, two wine coolers, electric oven, 5 ring gas hob, multi-functional combination microwave, warming drawer, extractor hood, automatic dishwasher, double fridge. Further benefitting from tiled flooring with underfloor heating, electric powered skylights, a door and windows to the rear elevation and is open to the dining area.

DINING AREA

10'11 x 11'8 (3.33m x 3.56m)
Well positioned off the kitchen with fitted aquarium and a window to the front elevation.

OFFICE / DAY ROOM

18'3 x 8 + bay (5.56m x 2.44m + bay)
A versatile space currently utilised as an office with a bay window to the side elevation with a lovely view of the garden.

SITTING ROOM

17'10 x 17'3 (5.44m x 5.26m)
A wonderful sitting room with fantastic dual aspect over both the rear and side gardens provided by the French doors to one elevation and a large window to the other. Further benefitting from a feature fireplace housing an electric fire.

BATHROOM

2.36m x 2.46m
A cotemporary four piece bathroom comprising of a double ended bath, walk-in shower with digitally operated shower, concealed cistern WC and a wash hand basin upon a tiled plinth. Further benefitting from tiled flooring with underfloor heating, partially tiled walls, recessed spotlights and 2 vertical radiators.

FIRST FLOOR;

MASTER BEDROOM

17'9 x 12'2 max (5.41m x 3.71m max)
A superb master bedroom suite with en-suite and walk in wardrobe off and two windows to the front elevation.

EN-SUITE

9 x 8'3 (2.74m x 2.51m)
A high quality fully tiled three piece suite comprising of a jacuzzi bath with mood lighting, double wash hand basin and a low flush WC. Further benefitting from underfloor heating, recessed spotlights, 2 vertical radiators and a window to the rear elevation.

WALK-IN-WARDROBE

7'8 x 6'8 (2.34m x 2.03m)
With built in open wardrobes.

BEDROOM 2

10'11 x 11'1 + recess (3.33m x 3.38m + recess)
A bedroom of double proportions, with storage recess, a window to the front elevation and remote controlled blinds.

BEDROOM 3

16 x 8 (4.88m x 2.44m)
A bedroom of double proportions with window to the front elevation and remote control blinds.

BEDROOM 4

13 x 8'4 (3.96m x 2.54m)
A further bedroom of double proportions with window to the rear elevation and remote control blinds.

SHOWER ROOM

7'9 x 8'1
Fully tiled shower room with a three piece suite comprising of a large walk-in digitally operated shower, floating wash hand basin and a low flush WC. Further benefitting from underfloor heating, recessed spotlights, vertical radiator and a window to the rear elevation.

EXTERNAL;



FRONT

To the front of the property is a brick-set driveway providing ample off-street parking.

REAR

A wonderfully landscaped westerly facing rear garden with wrap around patio areas, shaped lawn, shrub borders and timber fencing.

SIDE GRDEN

A private side garden with shaped lawn and various shrubs.

DOUBLE INTEGRAL GARAGE

A garage of double proportions with two electric up and over doors, electric car charging point, sink unit and plumbing for an automatic washing machine.

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 and CCTV.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band F (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

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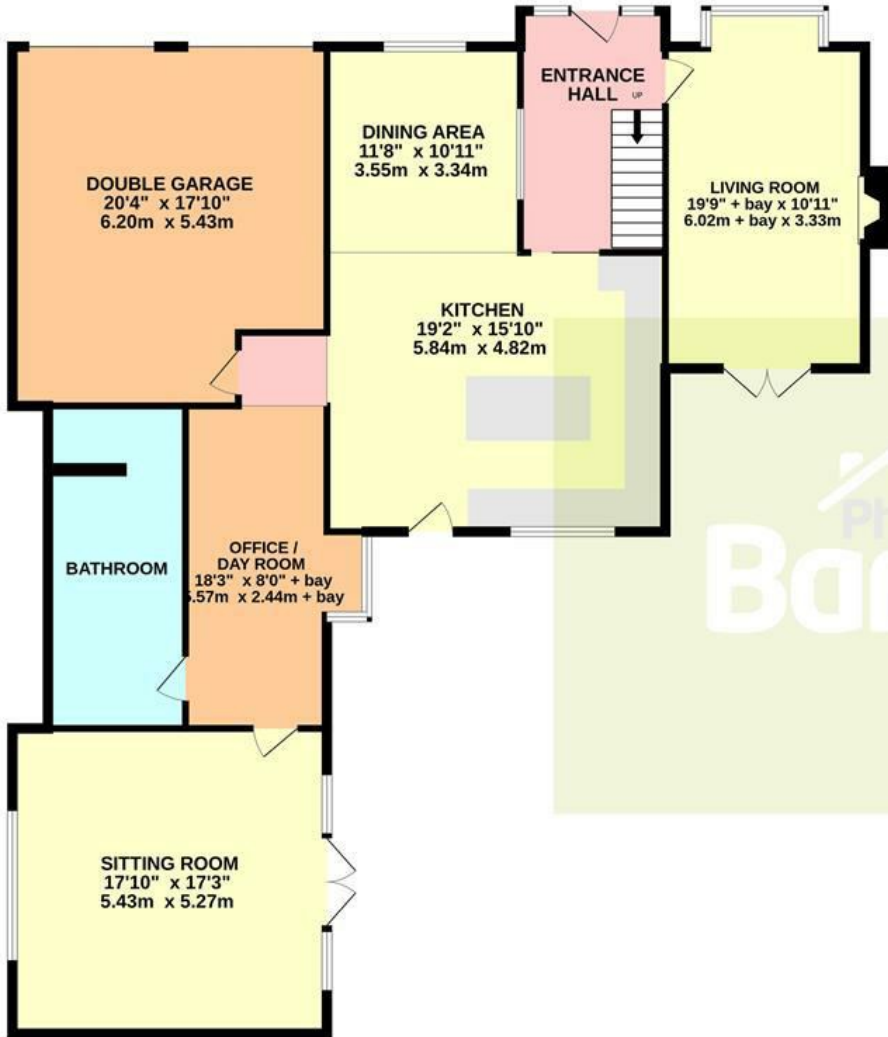
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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
1819 sq.ft. (169.0 sq.m.) approx.

1ST FLOOR
1011 sq.ft. (93.9 sq.m.) approx.



TOTAL FLOOR AREA : 2830 sq.ft. (262.9 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

Platinum Collection

58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN
Tel: 01482 649777 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

