



St. Marys Close, Hessele, HU13 0HJ
Offers Over £300,000

Philip
Bannister
Estate & Letting Agents

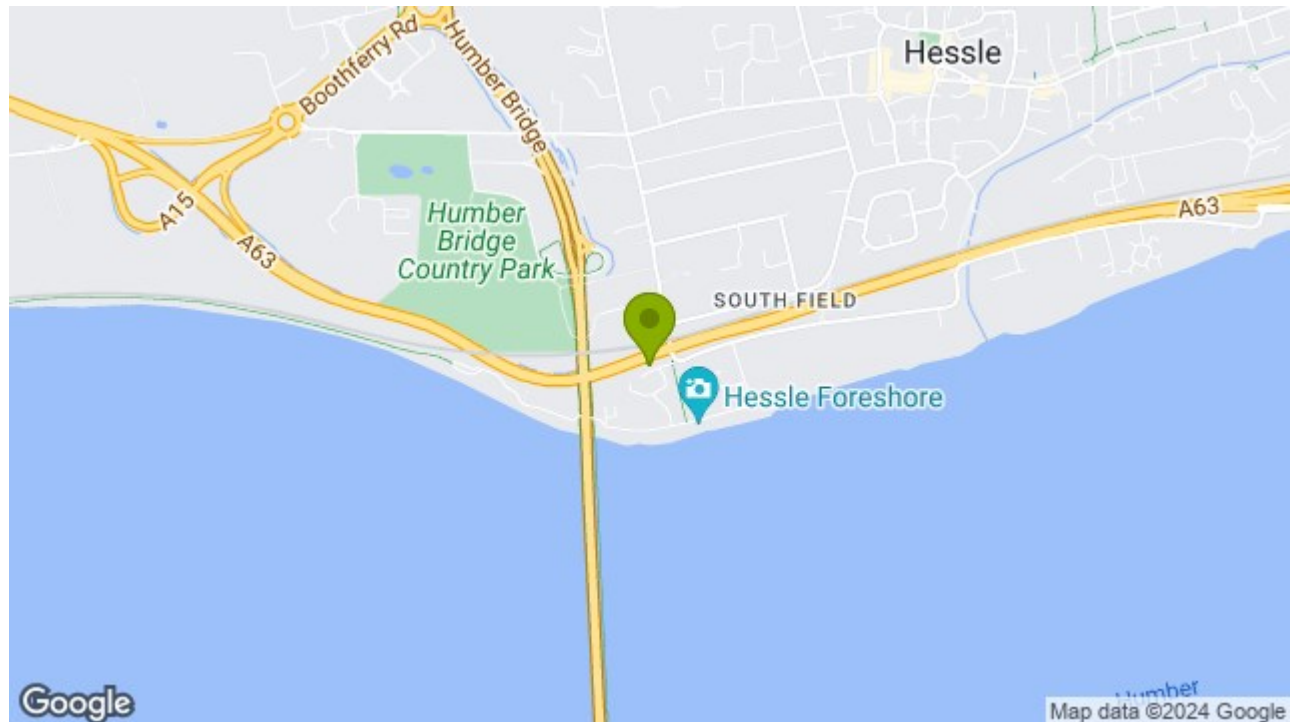
St. Marys Close, Hessle, HU13 0HJ

A fabulous family home located within a close proximity to the idyllic Hessle Foreshore. Offering generous and flexible accommodation all appointed to a very high standard. With ample off-street parking and a low maintenance rear garden this property ticks all the boxes. Act fast.

Key Features

- Fabulous Detached Home
- Desirable Foreshore Location
- Generous & Flexible Living Space
- Low Maintenance Rear Garden
- Ample Off-Street Parking
- 3 Double Bedrooms
- Superb Bathroom
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(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 and cupboard off.

DINING / SITTING ROOM

17'0 x 7'10 (5.18m x 2.39m)

A flexible reception space currently utilised as a dining room with laminate wood flooring and a window to the front elevation.

LIVING ROOM

15'2 x 10'8 (4.62m x 3.25m)

A generous bay fronted living space with feature fireplace housing a gas fire.

KITCHEN

8'10 x 20'4 (2.69m x 6.20m)

A fabulous and well equipped kitchen with a vast range of wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include an Electric Hob, Electric Oven, Extractor Fan, Wine Cooler and a Sink with further plumbing for an Automatic Washing Machine. Further benefitting from recessed spotlights, window and French doors to the rear elevation.

UTILITY ROOM

5'2 x 3'10 (1.57m x 1.17m)

With plumbing for an automatic washing machine, laminated work surface, base storage unit, tiled floor and a door to the rear elevation.

WC

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

FIRST FLOOR;

BEDROOM 1

13'5 x 10'8 max (4.09m x 3.25m max)

A bedroom of double proportions with fitted wardrobes, window to the front elevation and access to the en-suite.

EN-SUITE SHOWER ROOM

6'2 x 3'11 (1.88m x 1.19m)

A three piece suite comprising of a shower enclosure, concealed cistern WC and a wash hand basin. Further benefitting from ample storage, recessed spotlights, a heated towel rail and a window to the front elevation.

BEDROOM 2

11'7 x 8'3 (3.53m x 2.51m)

A bedroom of double proportions with fitted wardrobes and a window to the front elevation.

BEDROOM 3

10'7 x 10'2 max (3.23m x 3.10m max)

A bedroom of double proportions with fitted wardrobes and a window to the rear elevation.

BEDROOM 4

6'6 x 10'4 (1.98m x 3.15m)

A generous single bedroom with a window to the rear elevation.

BATHROOM

5'2 x 9'10 (1.57m x 3.00m)

A fantastic family bathroom with a three piece suite comprising of a free standing bathtub with shower attachment,

EXTERNAL;

FRONT

With a brick-set and gravelled driveway providing ample off-street parking facilities.

REAR

A low maintenance rear garden with block paved patio area, artificially turfed lawn and a gravelled area leading to a storage shed.

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 OR The property has the benefit of sealed unit double glazing.

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/ Hull City 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

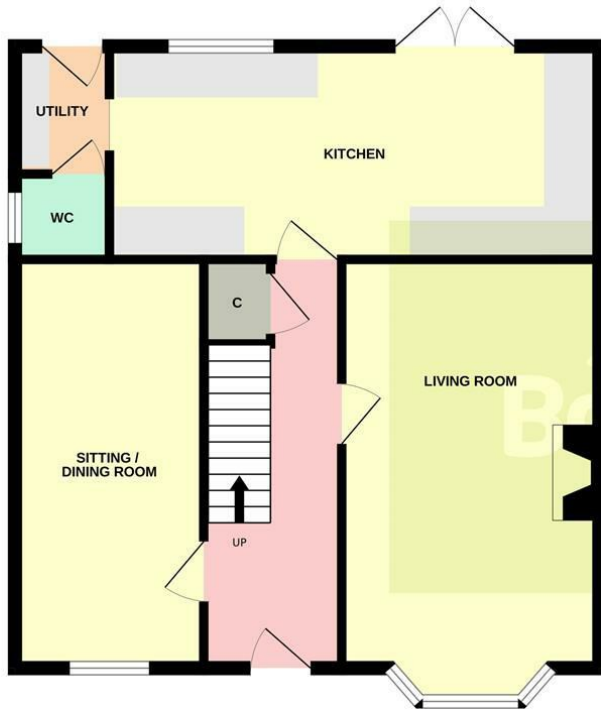
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100



GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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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