



Acorn Way, Hessle, HU13 0TB
Offers Over £400,000



Platinum Collection

Acorn Way, Hesse, HU13 0TB

NO CHAIN INVOLVED - Situated in a prime location in Hesse this property is a larger than average, 4 bedroomed detached dwelling which has been refurbished by the present owner to a high standard and which must be viewed internally and early to avoid any disappointment. The property benefits from gas central heating, double glazing, and overlooks a co-owned woodland area which is a haven for all aspects of wildlife. The property briefly comprises entrance hall, cloakroom/w.c., lounge, open plan dining area, breakfast kitchen and extended garden room, utility room, office area, store area, large landing, 4 bedrooms, master with en suite shower room, family bathroom, Front garden area with multiple parking facilities which leads to an original double garage (which part has been converted to an office and store room, but can be easily converted back), and landscaped garden to the rear with open aspect over the woodland area.



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Key Features

- No chain involved, Larger than average Detached Home
- Entrance hall, cloakroom/w.c.
- Lounge, Large Dining Kitchen Area With Extended Garden Room
- Utility room, 4 Bedrooms, Ensuite Shower Room
- Family Bathroom, Gardens, Driveway, Garage
- Co-Owned Woodland Area to the rear
- Early Viewing Is A Must
- EPC - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	74	82
(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.

ENTRANCE PORCH

with double glazed entrance door and windows to side.

ENTRANCE HALL

with double entrance doors, Karndean wood effect flooring, radiator and stairs to first floor.

CLOAKROOM/W.C.

with two piece suite, comprising w.c., wash hand basin with vanity beneath, xpelair, half tiled and karndean wood effect flooring.

LOUNGE

17' 8 into bay x 12' (5.18m x 3.66m)
With double glazed angle bay window with shutters, gas fire, radiator and double doors to:-

LARGE LIVING/DINING KITCHEN

10'3 x 34'5 (3.12m x 10.49m)
with a range of high gloss base and wall units, quartz work surfaces, enamel sink unit with Quooker tap, panel drawers, induction hob, electric double oven, extractor hood, warming drawer, built in microwave, inset lights, splash backs, Karndean flooring, radiator, inset lights, double glazed window and storage cupboard.

GARDEN/LIVING AREA

10'10 x 16' (3.30m x 4.88m)
with three double glazed windows, Karndean wood effect flooring, two Velux windows and double glazed French style doors onto the rear garden

UTILITY LOBBY

7'6 x 7'5 (2.29m x 2.26m)
with a range of base and wall units, laminate work surfaces, stainless steel sink unit, tiled floor, plumbing for automatic washing machine, space for dryer, splash back tiling, double glazed window.

OFFICE AREA

6'10 x 7'5 (2.08m x 2.26m)
with storage cupboard, laminate flooring and double glazed entrance door.

STORE AREA

6'2 x 7'5 (1.88m x 2.26m)

LARGE LANDING

with double glazed window with shutters, airing cupboard and access to roof void.

BEDROOM 1

12'5 from front of wardrobes x 12' (3.78m from front of wardrobes x 3.66m)
with double glazed window, radiator, built in wardrobes, built in cupboard and built in dressing table unit.

EN SUITE SHOWER ROOM

6'4 x 5'7 (1.93m x 1.70m)
with a three piece white suite, comprising shower enclosure, wash hand basin with vanity beneath, w.c., inset light, heated towel rail, tiled floor, tiled to walls and double glazed window.

BEDROOM 2

10'4 from front wardrobe x 9'1 (3.15m from front wardrobe x 2.77m)
with double glazed window, built in wardrobes and radiator.

BEDROOM 3

10'4 x 9'2 (3.15m x 2.79m)
with double glazed window, built in wardrobes and radiator.

BEDROOM 4

7'3 x 7'3 (2.21m x 2.21m)
with double glazed window and radiator.

FAMILY BATHROOM

6'4 x 7'8 (1.93m x 2.34m)
with a three piece white suite, comprising panelled bath with shower over and glazed shower screen, wash hand basin with vanity beneath, w.c., bathroom cabinet, inset light, heated towel rail, tiled floor, tiled to walls and double glazed window.

EXTERNAL

Outside to the front of the property is a pebbled garden area for ease of maintenance with a key block paved driveway affording multiple parking facilities and garage. To the rear is a lovely landscaped garden with flower and shrubs, patio areas, shed, fencing forming boundary and a gate giving access to a co-owned woodland area .

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 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,.

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 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.

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

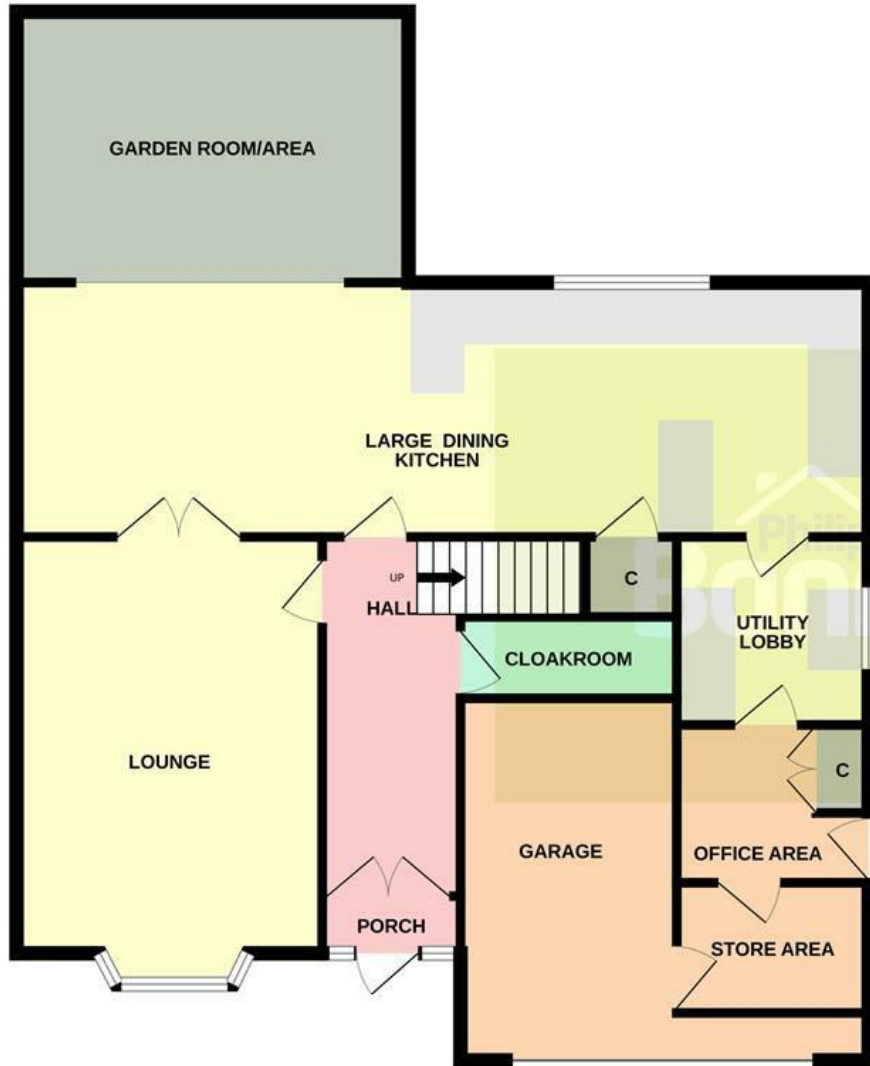
TENURE.

We understand that the property is Freehold.





GROUND FLOOR



1ST FLOOR





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