



Maple Grove, Hesse, HU13 0TH
Offers Over £450,000



Platinum Collection

Maple Grove, Hesse, HU13 0TH

This stunning detached house, built in 1999, offers a fantastic opportunity for those looking for a spacious and well-maintained property.

As you step inside, you'll be greeted by three inviting reception rooms, providing ample space for entertaining guests or simply relaxing with your family. With four generously sized bedrooms and two bathrooms, there's plenty of room for everyone to enjoy their own space and privacy.

One of the standout features of this property is the superb south-facing rear garden, perfect for hosting summer barbecues with friends and family. The cul-de-sac location ensures a peaceful and quiet environment, ideal for those seeking a tranquil retreat.

Located in a desirable area, this detached home ticks all the boxes for those looking for a comfortable and stylish living space. With its four double bedrooms, three reception rooms, and a beautiful garden, this property truly offers a blend of space, comfort, and convenience.



Maple Grove, Hessle, HU13 0TH

Key Features

- Stunning South Facing Rear Garden
- Larger Than Average Plot
- Double Garage
- Ample Off-Street Parking
- 4 Double Bedrooms
- 3 Reception Rooms
- Rarely Available
- Immaculately Presented Throughout
- Superior Family Residence
- EPC =



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(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 welcoming entrance hall with stairs and WC off.

WC

With low flush WC and a wash hand basin.

LIVING ROOM

16'2" +bay x 11'3" (4.93m +bay x 3.43m)

A generous living room with feature fireplace housing a gas fire, recessed spotlights, glazed French doors leading to the dining area and a bay window to the front elevation.

DINING AREA

11'3" x 9'4" (3.43m x 2.84m)

A flexible reception space currently utilised as a dining area with laminate wood flooring, recessed spotlights, glazed French doors to the Living room and open to the Conservatory.

CONSERVATORY

16 x 9'11" (4.88m x 3.02m)

A wonderful addition to the property with fabulous views over the rear garden, with log burning stove, laminate wood flooring, ceiling fan and French doors leading to the patio.

BREAKFAST KITCHEN

24'8" x 8'8" (7.52m x 2.64m)

A modern breakfast kitchen with cream gloss wall and base units, laminated work surfaces with breakfast bar and red upstands. Integrated appliances include a 5 ring Gas Hob, Electric Double Oven, Extractor Hood, Automatic Dishwasher and a ceramic 1.5 Sink Unit. Further benefitting from windows to the front and rear elevations, recessed spotlights, tiled flooring and ample space for a sofa/dining table.

UTILITY ROOM

6'3" x 5'10" (1.91m x 1.78m)

With cream gloss wall and base units, laminated work surfaces and red upstands. Further benefitting from plumbing for an Automatic Washing Machine,

FIRST FLOOR;

BEDROOM 1

11'3" x 16'2" (3.43m x 4.93m)

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

EN-SUITE SHOWER ROOM

5'11" x 5'3" (1.80m x 1.60m)

With a three piece suite comprising of an enclosed shower cubicle and a vanity unit housing a WC and wash hand basin. Further benefitting from partially tiled walls and a window to the front elevation.

BEDROOM 2

12'8" x 8'10" (3.86m x 2.69m)

A bedroom of double proportions with window to the front elevation.

BEDROOM 3

11'8" x 8'10" (3.56m x 2.69m)

A further bedroom of double proportions with window to the rear elevation.

BEDROOM 4

9'11" max x 9'4" (3.02m max x 2.84m)

Another bedroom of double proportions with window to the rear elevation.

BATHROOM

7'4" x 6'3" (2.24m x 1.91m)

A contemporary fully tiled family bathroom with a three piece suite comprising of a vanity unit housing a WC and a wash hand basin, a panelled bath with overhead shower. Further benefitting from a heated towel rail and a window to the rear elevation.

EXTERNAL

FRONT

With a brick-set driveway providing ample off-street parking, shaped front lawn with various plants.

REAR

Wow. One of the most unique gardens on the market. Initially there is a fabulous Indian sandstone patio area with extended covered patio area ideal for both a BBQ and hot tub, with shaped lawn and railway sleeper steps leading to a further shaped lawn with a bark chipping area ideal for a family picnic and housing a summerhouse.

DOUBLE GARAGE

With electric powered roller door, light and power supply and a side door.

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 E (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

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





GROUND FLOOR



1ST FLOOR





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

