



Tall Trees, Hessele, HU13 0LE  
£595,000



Platinum Collection

## Tall Trees, Hessle, HU13 0LE

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Prominently positioned in the charming area of Tall Trees, Hessle, this superb detached home is a true gem waiting to be discovered.

This home has been vastly altered and extended, making it a residence like no other in the area. The exceptionally spacious layout includes four double bedrooms, providing plenty of room for family and guests. The two bathrooms ensure convenience and comfort for all. The highlight of this property is the fantastic Living Dining Kitchen, with top quality appliances and plenty of dining space.

Step outside to the beautifully landscaped rear gardens, a perfect retreat for relaxation or entertaining. The superb plot not only offers tranquillity but also provides a fantastic space for outdoor activities.

Don't miss the opportunity to make this unique property your own and experience the luxurious lifestyle it has to offer.



# Tall Trees, Hessle, HU13 0LE

## Key Features

- Superior Detached Residence
- 4 Double Bedrooms
- Office / Study
- Over 2000 sqft of Living Accommodation
- Stunning Living Dining Kitchen
- Ample Off-Street Parking
- Desirable Location
- Landscaped Rear Garden
- EPC = C
- Rarely Available



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>	72	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

## ACCOMMODATION;

### ENTRANCE HALL

A welcoming entrance hall with solid wood flooring and a storage cupboard off.

### LIVING ROOM

22 x 19'4 (6.71m x 5.89m)

An extremely generous and spacious living room with solid wood flooring, wall lights, two windows to the front elevation and one to the side.

### LIVING DINING KITCHEN

32'11 x 17'7 max (10.03m x 5.36m max)

The hub of the home. A beautifully designed living dining kitchen with grey gloss wall and base units and contrasting white work surfaces. Integrated appliances include an Induction Hob, Carbon Filtered Extractor Fan, 3 Multi-Function Electric Ovens, Freezer, Fridge, Automatic Dishwasher and an Inset Sink with Drainer. Further benefitting from an 8 seater fitted dining table, ample living space, windows to the side and rear elevation, French doors leading to the rear garden and recessed spotlights.

## UTILITY ROOM

10'10 x 7'9 max (3.30m x 2.36m max )

A useful addition to the property with white gloss base units and laminated work surfaces, plumbing for an automatic washing machine, laminate wood flooring, a storage cupboard, shelving providing further storage, window and door to the rear garden and access to the Garage.

## WC

With low flush WC, wash hand basin, laminate wood flooring, window to the side elevation, shelving for storage and recessed spotlights.

## BEDROOM 1

19'6 into bay x 12 max (5.94m into bay x 3.66m max)

An extremely generous master bedroom with bay window to the front elevation, further window to the side elevation, wall lights, fitted bedside tables and access to the en-suite.

## EN-SUITE

A four piece bathroom suite comprising of a panelled bath, shower enclosure and a vanity unit housing a WC and a wash hand basin. Further benefitting from recessed spotlights and a window to the front elevation.

## BEDROOM 2

9'6 + wardrobes x 11'6 (2.90m + wardrobes x 3.51m )

A bedroom of double proportions with fitted wardrobes and an oriel bay window to the rear elevation.

## BEDROOM 3

11'6 x 8'4 (3.51m x 2.54m )

A further bedroom of double proportions with fitted

wardrobes and an oriel bay window to the rear elevation.

## BEDROOM 4

10'3 x 10'6 max (3.12m x 3.20m max )

A double bedroom with window to the side elevation.

## BEDROOM 5 / STUDY

8'3 x 6'2 (2.51m x 1.88m )

A versatile room ideal for an office/study.

## SHOWER ROOM

A contemporary shower room with a three piece suite comprising of a Shower Enclosure and a vanity unit housing a WC and a wash hand basin. Further benefitting from a storage unit, recessed spotlights and two windows to the side elevation.

## EXTERNAL;

### FRONT

A brick-set driveway providing ample off-street parking leading to the Garage.

### REAR

A superbly landscaped and exceptionally private rear garden over several levels with various different relaxation zones and patio area. Further benefitting from 2 storage sheds.

## GARAGE

With up and over door, two windows to the rear elevation, side door to Utility, light and power.

## 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.

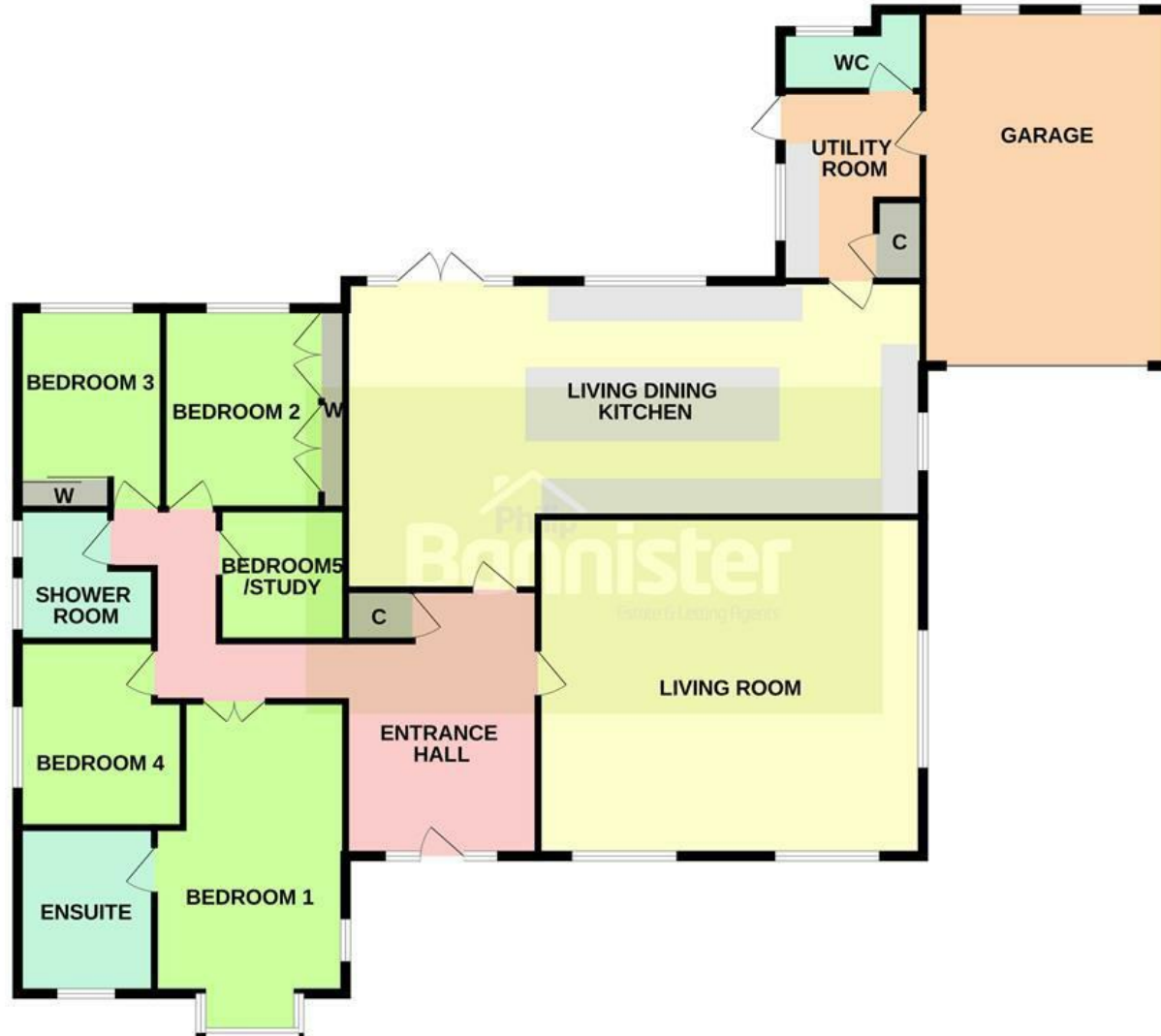
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn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







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