



Weelsby Way, Hesse, HU13 0JW
Offers Over £335,000



Platinum Collection

Weelsby Way, Hessle, HU13 0JW

A totally unique home situated in a desirable part of Hessle. This family home has been vastly extended and remodelled to create a modern, spacious and generous property that is eagerly anticipating its next owner. With 3 double bedrooms with 2 en-suites, flexible living space and a wonderful rear garden this is certainly a property not to miss.



Weelsby Way, Hessle, HU13 0JW

Key Features

- Desirable Location
- Beautifully Appointed Throughout
- Generous Living Accommodation
- Superb Master Suite
- 3 Double Bedrooms
- Fabulous Rear Garden
- Ample Off-Street Parking
- EPC =



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	64	
(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 with tiled flooring, window to the side elevation, WC and stairs off.

WC

With low flush WC and a wash hand basin.

DINING AREA

13'5 + bay x 12 (4.09m + bay x 3.66m)

A generous and flexible reception room currently utilised as a Dining Area with a feature fireplace housing a gas fire, bay window with wooden shutters and open to the Living Room.

LIVING ROOM

10'8 x 14 (3.25m x 4.27m)

A beautiful space with bi-folding doors to the rear elevation, feature log burning stove effect gas fire.

KITCHEN

14'9 x 9'8 (4.50m x 2.95m)

With light blue gloss wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include an Electric Oven and Hob, Fridge and a Freezer with further plumbing for both a Slimline Automatic Dishwasher and a Washing

Machine. Further benefitting from windows to the side and rear elevations, split stable door to the back garden and tiled flooring.

FIRST FLOOR;

BEDROOM 2

11'6 x 9'1 (3.51m x 2.77m)

A fabulous double bedroom with bay window to the front elevation with en-suite and dressing room off.

EN-SUITE

2'2 x 11'6 (0.66m x 3.51m)

With shower enclosure, recessed spotlights, heated towel rail and laminate wood flooring.

DRESSING ROOM

7'9 x 7'5 (2.36m x 2.26m)

Fully fitted with a variety of wardrobes, shelving and drawers with window to the front elevation.

BEDROOM 3 / UTILITY ROOM

12'2 x 13'6 (3.71m x 4.11m)

A bedroom of double proportions, currently utilised as a Utility Room with laminated work surfaces, plumbing for an Automatic washing machine and window to the rear elevation.

BATHROOM

7'6 x 8 (2.29m x 2.44m)

Stunning bathroom with his and hers sink units, roll top free standing bath with tap stand and a traditional high flush WC. Further benefitting from 3 wall lights, a heated towel rail and a window to the rear elevation.

SECOND FLOOR;

MASTER BEDROOM

21'6 x 9'5 + wardobes (6.55m x 2.87m + wardobes)
A fabulous master bedroom suite with dressing area and superb views over Hessle and beyond via the Juliet Balcony.

EN-SUITE

A fully tiled en-suite with a three piece suite comprising of a walk-in shower, a wash hand basin and a concealed cistern WC.

EXTERNAL;

FRONT

A driveway providing ample off-street parking with security gate to the side drive.

REAR

A landscaped rear garden with block paved patio area, artificially turfed lawn and further seating area with summerhouse with power, decking and a greenhouse.

GARAGE

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 D (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.

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.

TENURE

We understand that the property is Freehold.

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



Bathe



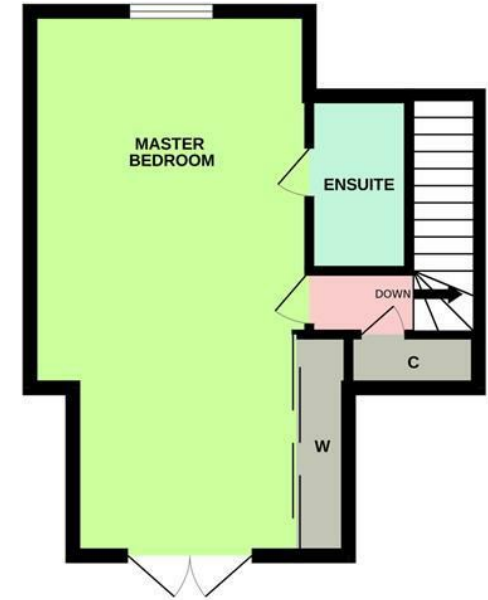
GROUND FLOOR
601 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



2ND FLOOR
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 1417 sq.ft. (131.6 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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