



Cliff Top Lane, Hessle, HU13 0EP

Guide Price £475,000



Platinum Collection

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Nestled on Cliff Top Lane in the charming village of Hessle, this superior detached bungalow offers a rare opportunity to own a stunning property with breath-taking views of the iconic Humber Bridge. Boasting 3 reception rooms and a study, this home provides ample space for both relaxation and productivity. With 3 spacious bedrooms and 2 bath/shower rooms, comfort and convenience are at the forefront of this property.

One of the standout features of this bungalow is the fantastic westerly facing garden, perfect for enjoying the evening sunsets in style. The gated driveway ensures privacy and security, while also providing parking for multiple vehicles.

Rarely available on the market, this exceptional bungalow presents a unique opportunity to own a piece of paradise in a sought-after location. Don't miss out on the chance to make this dream home your reality.



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Key Features

- Superior Detached Bungalow
- Rarely Available
- Humber Bridge Views
- Stunning Westerly Facing Garden
- 2 Double Garages
- Gated Driveway
- 3 Reception Rooms
- EPC =
- 3 Double Bedrooms
- Desirable Location



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		
	71	82
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.

PORCH

With glazed windows and door, tiled flooring and a door leading to the Entrance Hall.

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation with 3 storage cupboards off.

DINING ROOM

13'10 x 12'3

A flexible reception space currently utilised as a dining room with a window to the side elevation and sliding doors to the rear.

LIVING ROOM

16'7 x 12'11

A generous living space with feature fireplace housing a gas fire, glazed French doors leading to the Garden Room.

GARDEN ROOM

14'5 x 11'4

A wonderful addition to the property offering further reception space with a fabulous aspect over the rear garden.

BREAKFAST KITCHEN

16'7 x 10'6 (5.05m x 3.20m)

A fabulous breakfast kitchen with shaker style wall and base units, a tiled splashback and quartz work surfaces with breakfast bar. Integrated appliances include a Gas hob, Electric oven, Microwave, Fridge/Freezer, Waste Disposal Unit and an Automatic Dishwasher. Further benefitting from under counter lighting, laminate wood flooring, a window to the rear elevation and an archway leading to the Utility.

UTILITY

12'11 x 5'0 (3.94m x 1.52m)

With shaker wall and base units, laminated work surfaces and a tiled splashback. Benefitting from a sink unit with mixer tap, plumbing for an Automatic Washing Machine and space for a tumble dryer. further benefitting from laminate flooring a door to the rear elevation and a window to the side.

BEDROOM 1

13'10 x 11'8

A bedroom of double proportions with a variety of fitted furniture and access to the en-suite.

EN-SUITE

A fully tiled three piece suite comprising of a walk-in shower, concealed cistern WC and a vanity wash hand basin. Further benefitting from recessed spotlights and a heated towel rail.

BEDROOM 2

14'0 x 8'6

A further bedroom of double proportions with fitted wardrobes and dressing table, window to the front elevation.

BEDROOM 3

11'5 x 8'6

A double bedroom with fitted wardrobes and desk, window to the side elevation.

STUDY

8'7 x 8'1 max (2.62m x 2.46m max)

With a variety of fitted office furniture and a window to the side elevation.

BATHROOM

11'8 x 6'9

Fabulous fully tiled 5 piece bathroom suite comprising of an enclosed shower cubicle, low flush WC, wash hand basin, bath and a bidet. Further benefitting from recessed spotlights and a heated towel rail.

EXTERNAL;

INTEGRAL GARAGE

Integral double garage with light and power, electric powered roller door and a WC off.

DOUBLE GARAGE

With electric roller door, light and power supply.

FRONT

A gated driveway providing ample off-street parking. Double garage.

REAR

Superbly landscaped westerly facing rear garden with plenty of patio and seating 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 G (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.

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.

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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 £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)





GROUND FLOOR
1997 sq.ft. (185.6 sq.m.) approx.



TOTAL FLOOR AREA: 1997 sq.ft. (185.6 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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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

