



Holly Drive, Hessele, HU13 0QP
Offers Over £450,000



Platinum Collection

Holly Drive, Hessle, HU13 0QP

This detached 4-bedroom family home is a true gem waiting to be discovered. Situated on an enviable plot, this residence features a detached two-floor annex, providing ample space for various possibilities such as a home office, guest accommodation, or a recreational area. The contemporary breakfast/dining kitchen is perfect for hosting family gatherings or enjoying a quiet morning coffee.

The property boasts a master suite complete with a dressing area and en-suite bathroom, offering a touch of luxury and privacy.

With 2 reception rooms, there is plenty of space for relaxation and entertainment. The property also offers ample off-street parking, ensuring convenience for you and your guests. The 4 double bedrooms provide comfort and flexibility for your family's needs.



Holly Drive, Hessle, HU13 0QP

Key Features

- Superior Family Home
- 2 Storey Detached Annexe
- 4 Double Bedrooms
- Beautifully Presented
- Sought-After Location
- No Onward Chain
- Fabulous Kitchen
- EPC =
- CCTV



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 providing access to the accommodation with stairs, WC and a storage cupboard off.

WC

With low flush WC, wash hand basin, tiled flooring and a window to the front elevation.

STUDY

9'11 x 8'11 (3.02m x 2.72m)

A versatile reception space ideal for a study or further sitting room with windows to the front and side elevation.

LIVING ROOM

16'11 x 14'2 max (5.16m x 4.32m max)

A generous living space with with glazed French doors to the rear elevation and a window to the front.

BREKFAST/DINING KITCHEN

30'9 max x 11'10 (9.37m max x 3.61m)

A fabulous kitchen with ample room for dining and a bi-folding doors leading to the rear garden. The kitchen benefits from grey gloss wall and base units,

quartz worksurfaces and splashback and a breakfast bar. Integrated appliances include a Fridge Freezer, 5 ring Gas Hob, Electric Double Oven, Extractor Fan, Automatic Washing Machine and an Automatic Dishwasher. Further benefitting from a Utility Area, tiled flooring, recessed spotlights and 3 windows to the side elevation.

FIRST FLOOR;

MASTER BEDROOM

21'8 max x 11'10 max (6.60m max x 3.61m max)

Superb master suite with 3 windows to the side elevation, dressing area housing fitted wardrobes and access to the sn-suite.

EN-SUITE

A fully tiled en-suite with a three piece suite comprising of a walk-in shower, concealed cistern WC and a low flush WC. Further benefitting from recessed spotlights, a heated towel rail and a window to the side elevation.

BEDROOM 2

17 x 9'9 (5.18m x 2.97m)

A bedroom of double proportions with fitted wardrobes and windows to the front and rear elevation.

BEDROOM 3

11'6 x 8'8 (3.51m x 2.64m)

A double bedroom with storage cupboard, fitted wardrobe and window to the front elevation.

BEDROOM 4

11'4 x 10'2 (3.45m x 3.10m)

A further double bedroom with windows to the front and side elevation.

BATHROOM

7'8 x 6'6 (2.34m x 1.98m)

A fully tiled bathroom with a three piece suite comprising of a panelled bath with overhead shower, concealed cistern WC and a wash hand basin. Further benefitting from a heated towel rail, recessed spotlights and a window to the side elevation.

ANNEXE;

OFFICE / RECEPTION ROOM

17'8 max x 16'1 max (5.38m max x 4.90m max)

A generous and versatile space with fitted wardrobes, recessed spotlights, floor to ceiling windows and 2 doors to the front elevation.

SHOWER ROOM

7'1 x 4'2 (2.16m x 1.27m)

With a three piece suite comprising of a walk-in shower, low flush WC and a vanity wash hand basin. Further benefitting from tiled flooring with underfloor heating and recessed spotlights.

BEDROOM / LIVING ROOM

20'10 max x 13'10 + wardrobe (6.35m max x 4.22m + wardrobe)

With fixed staircase, fitted wardrobes and ample space for both living and sleeping.

EXTERNAL;

FRONT

A brick-set driveway providing ample off-street parking for multiple vehicles.

REAR

Landscaped rear garden with block paved patio area with fixed pergola housing a projector, pull down screens and heaters, outdoor bbq/pizza oven area, shaped lawn and timber fencing.



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 OR The property has the benefit of sealed unit double glazing.

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/ Hull City 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.

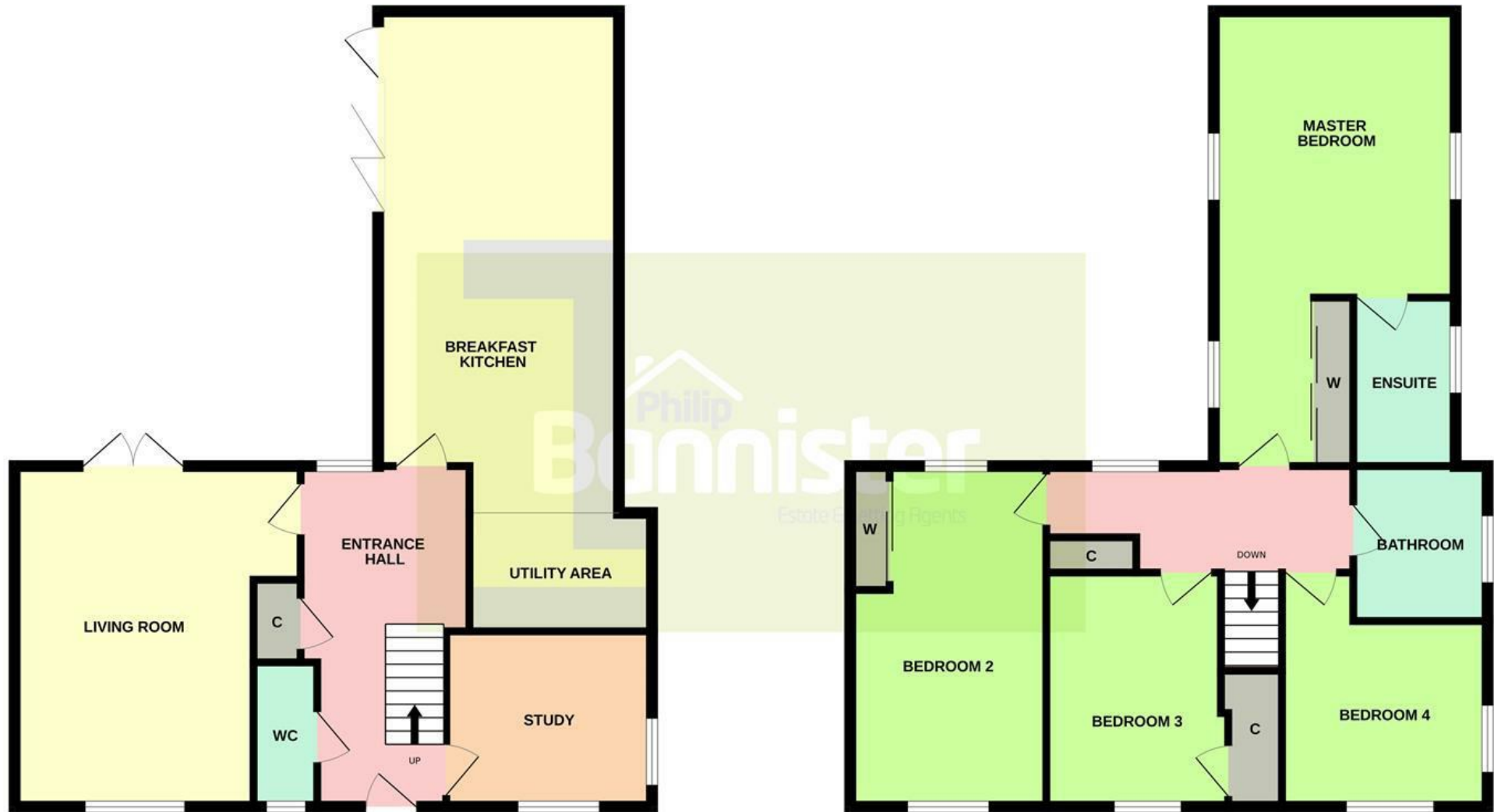
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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
800 sq.ft. (74.3 sq.m.) approx.

1ST FLOOR
805 sq.ft. (74.8 sq.m.) approx.

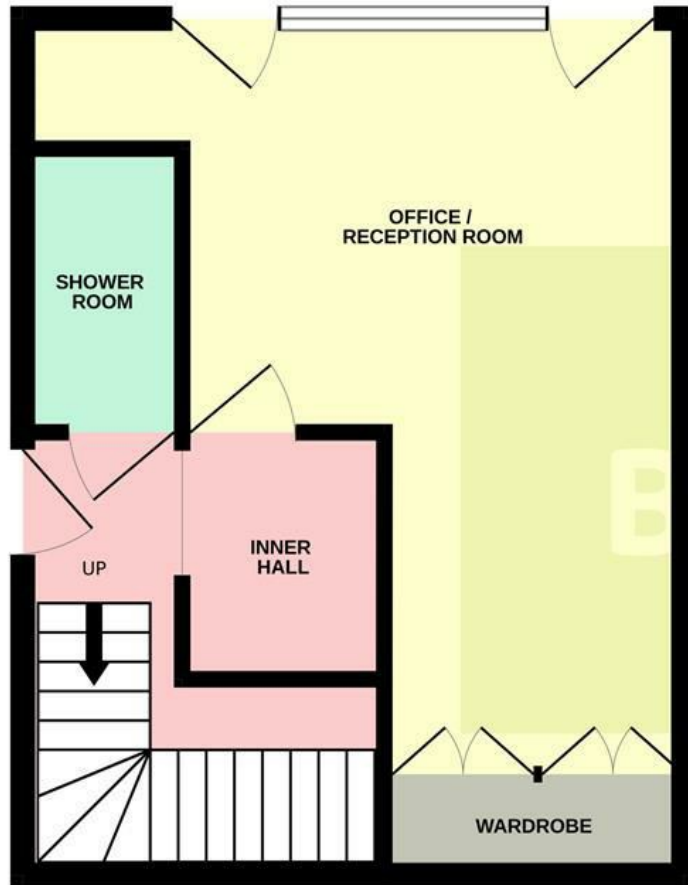


TOTAL FLOOR AREA : 1605 sq.ft. (149.1 sq.m.) approx.

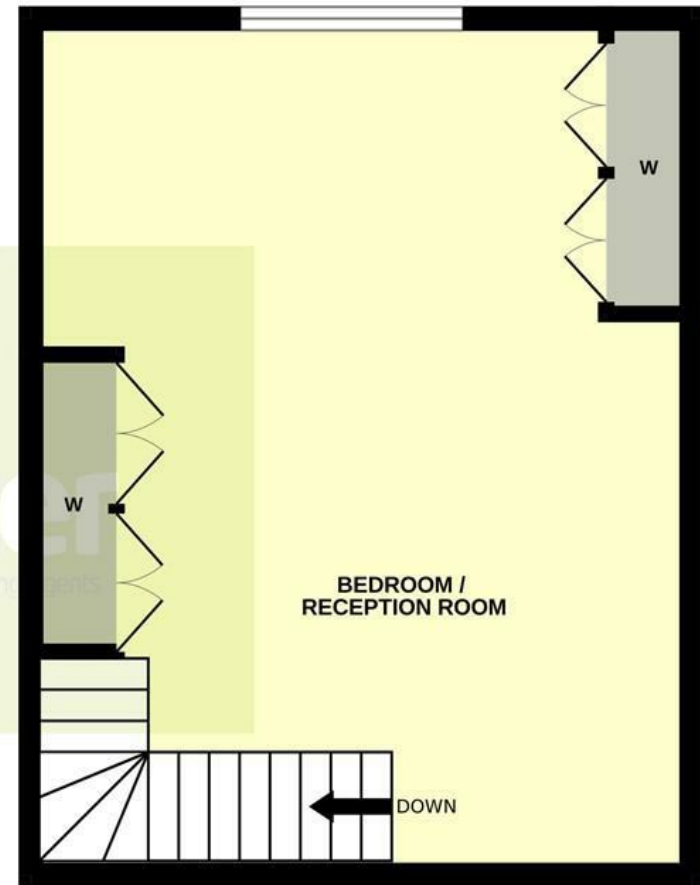
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 sq.m.) approx.

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