



Swanland Road, Hesse, HU13 0LP

Offers Over £385,000



Platinum Collection

Swanland Road, Hessle, HU13 0LP

This distinctive three-bedroom detached home offers a perfect blend of style and functionality. At its heart lies a stunning open-plan living dining kitchen designed for practicality, comfort and entertaining. The property boasts generous reception spaces and 3 double bedrooms. Contemporary shower rooms add a sleek and modern touch, while the beautifully landscaped rear garden provides a tranquil outdoor haven. Adding to its appeal are superb outbuildings, offering versatile spaces for work, hobbies, or storage, making this home truly one of a kind.



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Key Features

- Simply Sensational
- Totally Unique Detached Home
- State of the Art Living Dining Kitchen
- Landscape Rear Garden
- 2 Superb Outbuildings
- Beautifully Presented Throughout
- 2 Shower Rooms
- 3 Double Bedrooms
- Highly Desirable Location
- EPC = C



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		
	75	84
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. Tiled flooring with underfloor heating, inset wall lights and stairs off.

UTILITY ROOM

5 x 5'3 (1.52m x 1.60m)

A handy utility area with grey matt wall and base units and laminated work surfaces, inset sink unit, underfloor heating and a window to the front elevation.

SHOWER ROOM

5 x 6'6 (1.52m x 1.98m)

With a three piece suite comprising of a an enclosed shower cubicle, low flush WC and a stone pedestal sink unit. Further benefitting from a heated towel rail, under floor heating, partially tiled walls and a window to the rear elevation.

LIVING ROOM

17'2 x 15'4 (5.23m x 4.67m)

A superbly generous living room with a media wall housing an electric fireplace and space for a TV, further benefitting from tiled flooring with underfloor heating and windows to the front and side elevation.

LIVING DINING KITCHEN

22'11 max x 16'8 max (6.99m max x 5.08m max)

A sensational state of the art living dining kitchen. The hub of the home providing ample space for all the family. The kitchen benefits from two tone wall and base units with contrasting 'Dekton' work surfaces and upstands. Integrated appliances include 'De Dietrich' Combination Microwave Oven, Single Oven and an Induction Hob. Further integrated appliances include a Fridge/Freezer, Automatic Dishwasher, Drinks Fridge, Extractor Fan, Inset Sink and Drainer with 'Quooker' boiling water tap. This immaculate room further benefits from tiled flooring with underfloor heating, windows to the side elevations, French doors to the rear elevation and a sky lantern.

BEDROOM 3

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

A bedroom of double proportions with 2 windows to the side elevation and tiled flooring with underfloor heating.

FIRST FLOOR;

BEDROOM 1

15'6 x 10'10 + wardrobes (4.72m x 3.30m + wardrobes)

A bedroom of double proportions with 2 fitted wardrobes and a window to the front elevation.

BEDROOM 2

9'10 x 10'10 + wardrobes (3.00m x 3.30m + wardrobes)

A double bedroom with fitted wardrobes and a window to the rear elevation.

SHOWER ROOM

11'5 x 6'10 + recess (3.48m x 2.08m + recess)

A contemporary shower room with a three piece suite comprising of a shower enclosure, low flush WC and a vanity wash hand basin. Further benefitting from a linen cupboard, 2 eaves storage cupboards, splashback tiling, a heated towel rail and a window to the side elevation.

EXTERNAL;

FRONT

A spacious drive providing off-street parking for multiple vehicles. Electric car charging point.

REAR

Superbly landscaped rear garden with two raised patio areas, a six seater heated Garden Pod with electric socket and colour changing lights, shaped lawn, raised planter beds, external lighting, sockets and tap. To the side of the property there is a bin store. Accessed via a tenfoot there is further parking to the rear of the property.

OUTBUILDINGS;

GARDEN ROOM

8'2 x 9'2 (2.49m x 2.79m)

Providing the perfect space to enjoy the beautiful rear garden with bi-folding doors to the front elevation, internet, light and power supply.

OFFICE

18 x 9'11 (5.49m x 3.02m)

An extremely versatile space currently utilised as an office with bi-folding doors to the front elevation, window to the side elevation, sky lantern, recessed spotlights, internet, light and power supply.

STORE

Providing ample storage space.



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 and underfloor heating to the ground floor.

DOUBLE GLAZING - The property has the benefit of Aluminium double glazed frames.

SECURITY - The property has the benefit of an installed CCTV system.

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.

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)

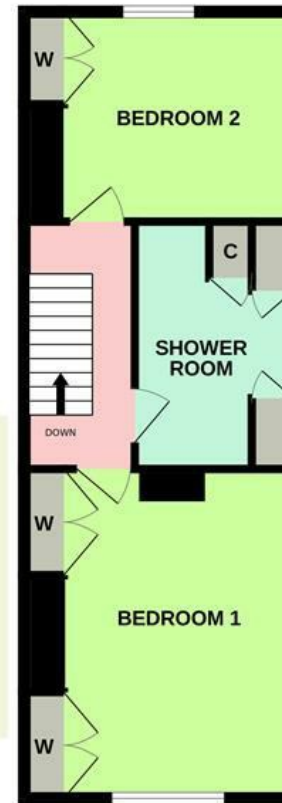




GROUND FLOOR
886 sq.ft. (82.3 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1376sq.ft. (127.8 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





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