



Rosner Drive, Hessle, HU13 0GS

Offers Over £370,000



Platinum Collection

Rosner Drive, Hessle, HU13 0GS

Welcome to Rosner Drive, Hessle - a charming four bedroom detached house in an excellent cul de sac location just off Boothferry Road Hessle. This property is beautifully presented and which must be viewed early to avoid any disappointment.

As you step inside, you'll be greeted by a spacious interior, with a welcoming Entrance Hall, Spacious lounge open plan to a lovely fitted Dining Kitchen also to the ground floor is a cloakroom and a utility room. To the first floor are four bedrooms, main bedroom with an en-suite Shower room and a family bathroom, - The property provides ample space for a growing family. Outside, you have an open plan garden with driveway offering multiple parking and a garage (which is currently being used as storage) and to the rear is a beautifully presented south facing garden with decked area and a number of shrub and trees, covered seating area and a bar which is excellent for entertaining family and guests.

Don't miss out on the opportunity to make this house your home. An early viewing is highly recommended to fully appreciate all that this property has to offer. Contact us today to book your viewing.



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Key Features

- 4 Bed Detached Family Home, which Must Be Viewed Early
- Immaculately Presented Throughout
- Ample Living Space For The Growing Family
- Excellent location within a Cul De Sac
- Entrance Hall, Superb open plan lounge and Dining kitchen,
- Utility Room and Cloakroom
- Gardens Front & Rear, Covered Seating Area & Bar
- EPC - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		93
(81-91) B	82	
(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

LOUNGE AREA

15'7 into bay x 10'6 (4.75m into bay x 3.20m)
with double glazed square bay window to the front elevation and open plan to the dining area.

LARGE DINING KITCHEN

9' x 21' (2.74m x 6.40m)
with a range of base and wall unit, work surfaces, pan drawers, stainless steel sink unit, electric hob and oven extractor hood, built in fridge/freezer, dishwasher and microwave with heating drawer, tiled flooring, double glazed window to the rear elevation and double glazed French doors leading out to the rear garden

UTILITY ROOM

5'3 x 5'5 (1.60m x 1.65m)
with a range of base and wall unit, quartz work surfaces, plumbing for automatic washing machine, boiler and double glazed door.

CLOAKROOM/W.C.

with a two piece white suite comprising w.c., wash hand basin, tiled floor, double glazed window to the rear elevation and heated towel rail.

FIRST FLOOR

BEDROOM 1

11'4 from front of wardrobes x 10'2 (3.45m from front of wardrobes x 3.10m)
with double glazed window to the front elevation, a range of built in wardrobes.

EN SUITE SHOWER ROOM

7'9 x 6'5 (2.36m x 1.96m)
with a three piece white suite, comprising shower, wash hand basin, w.c., fully tiled, heated towel rail and double glazed window to the front elevation.

BEDROOM 2

9'5 x 10'2 max measurement (2.87m x 3.10m max measurement)
with double glazed window to the front elevation

BEDROOM 3

12'6 x 9'6 (3.81m x 2.90m)
with double glazed window to the rear elevation.

BEDROOM 4

8'7 from front of wardrobes x 9'6 narrowing to 6'3 (2.62m from front of wardrobes x 2.90m narrowing to)
with double glazed window to the rear elevation and built in wardrobes.

FAMILY BATHROOM

5'7 x 7'2 (1.70m x 2.18m)
with a three piece white suite, comprising panelled bath, shower over bath and glazed shower screen, wash hand basin, w.c., half tiled, heated towel rail and double glazed window to the rear elevation.

EXTERNAL

Outside, you have an open plan garden with driveway offering multiple parking and a garage. To

the rear is a beautifully presented rear garden with decking area and a number of shrub and trees, covered seating area and entertaining/bar 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 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.

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.

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.

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

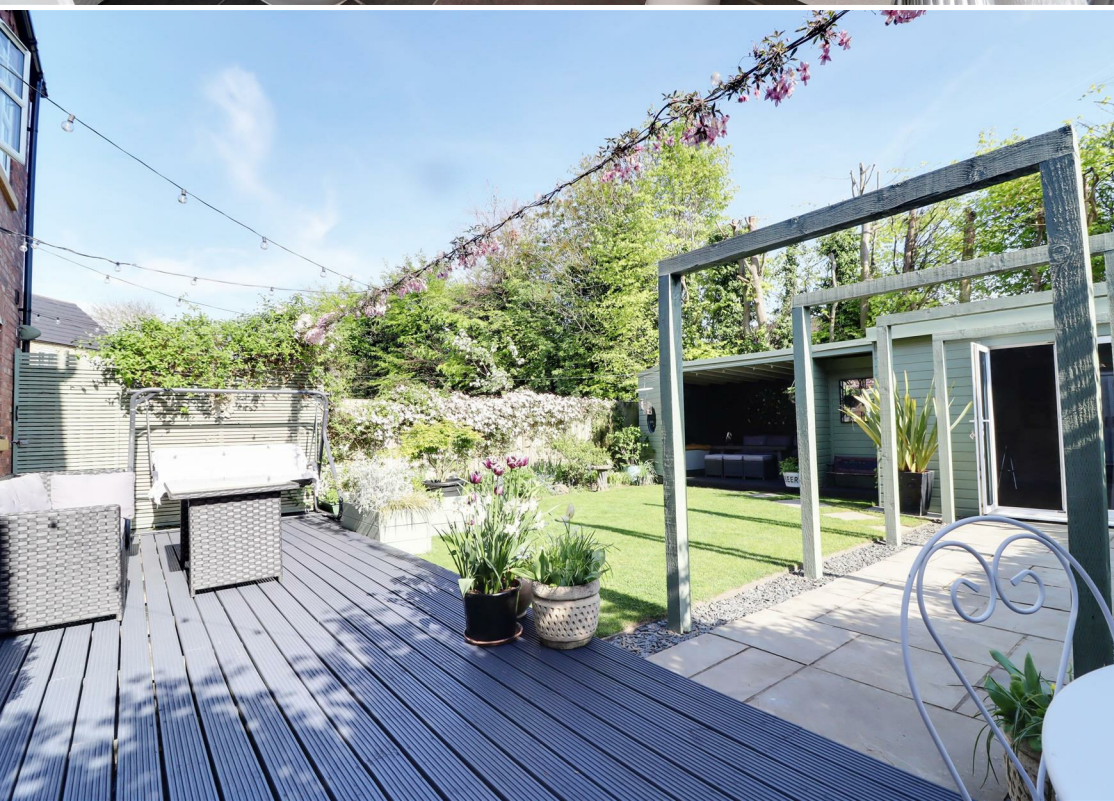
to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed 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)

TENURE.

We understand that the property is Freehold. However on some new developments an annual maintenance charge may apply for the up keep of communal areas. Your legal representative will clarify this.





GROUND FLOOR



1ST FLOOR



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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