



Hillcrest Avenue, Hessle, HU13 0NP

Guide Price £300,000



Platinum Collection

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****GUIDE PRICE £300,000 - £320,000****

MORE THAN MEETS THE EYE. This fabulous three bedroom family home is situated within an ever popular cul-de-sac location. Boasting one of the most enviable plots with a larger than average stunning westerly facing landscaped rear garden. This property is vastly extended to the ground floor offering flexible and extremely generous living space in the form of 3 Reception Rooms, Kitchen, Utility Area, Cloakroom and Private Courtyard. There are three bedrooms all with fitted wardrobes and a Bathroom to the first floor. Being immaculately presented both internally and externally this property is a real hidden gem, act quick to avoid any disappointment.



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Key Features

- GUIDE PRICE £300,000 - £320,000
- Fantastic Family Home
- Immaculately Presented
- 3 Reception Rooms
- Stunning Landscaped Rear Garden
- Ample Off-Street Parking
- Garage + Garden Shed
- EPC = D
- Newly Fitted Boiler with 10 Year Guarantee
- Larger Than Average Plot



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

ENTRANCE PORCH

ENTRANCE HALL

Providing access to the accommodation.

LIVING ROOM

11'3 x 14'2 (3.43m x 4.32m)

A generous living room with feature fireplace housing an electric fire, fitted alcove storage, bay window to the front elevation and glazed French doors leading to the dining room.

DINING ROOM

11'3 x 14'8 (3.43m x 4.47m)

A versatile reception room ideal for a dining room or separate sitting room/home office. Previously utilised as a fourth bedroom. With glazed doors to the living room, laminate wood flooring with underfloor heating and rear door leading to private courtyard area.

COURTYARD

A private and peaceful enclosed area, ideal for a morning coffee.

KITCHEN

18'6 x 8 max (5.64m x 2.44m max)

Superbly appointed and well-equipped kitchen with

white shaker style wall and base units with contrasting granite effect work surfaces. Integrated appliances include a 1.5 composite sink unit, Fridge/Freezer, Automatic Dishwasher and a Chimney Style Extractor Hood and space for a Range Cooker. Further benefitting from a tiled splashback, three windows to the side elevation, recessed spotlights, tiled flooring and further pantry/storage cupboard housing a newly fitted 'Ideal' boiler with 10 year guarantee.

REAR LOBBY

Providing access to further accommodation.

CLOAKROOM

With low flush WC, wash hand basin with tiled splashback and window to the side elevation.

UTILITY CUPBOARD

A handy utility space with plumbing for an Automatic Washing Machine and vented for a Tumble Dryer.

GARDEN ROOM

12'11 x 16'1 (3.94m x 4.90m)

With an idyllic aspect over the rear garden this wonderful and spacious reception room offers the perfect space to relax and unwind. With sliding patio doors and an air-conditioning unit.

FIRST FLOOR ACCOMMODATION;

BEDROOM 1

14'2 max x 10'5 (4.32m max x 3.18m)

A bedroom of double proportions with boxed bay to the rear and sliding, mirror fronted, fitted wardrobes.

BEDROOM 2

14'2 into bay x 10'5 (4.32m into bay x 3.18m)

A further bedroom of double proportions with a

variety of fitted furniture, including wardrobes, overhead cupboards and chest of drawers s. Further benefitting from a bay window to the front elevation with fitted storage.

BEDROOM 3

5'6 x 7'6 (1.68m x 2.29m)

A bedroom of single proportions with fitted wardrobes and triangular oriel window to the front elevation.

BATHROOM

5'6 x 7'6 (1.68m x 2.29m)

A fully tiled three piece bathroom suite comprising of a panelled jet bath with overhead shower, WC and wash hand basin. Further benefitting from a heated towel rail and 2 windows to the side elevation.

EXTERNAL;

FRONT

With bags of kerb appeal this property has a wall border with wrought iron gates leading to a brick-set driveway providing ample secure off-street parking.

REAR

One of the most attractive gardens on the market. Enjoying a westerly aspect this beautifully landscaped garden has decking area from the Garden Room with overhead canopy and a further raised decking seating area at the rear of the garden. Further to this there are two areas with well-maintained lawns, gravel footpath and decked steps. A tranquil garden pond with feature waterfall. There is also a garden shed and a greenhouse.

GARAGE

With up & over door, side door, light & power supply, fitted wall and base storage units.



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.

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

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C (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 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

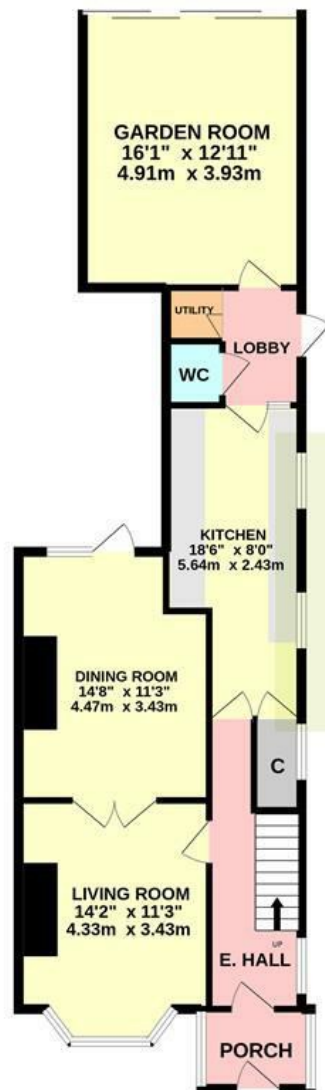
to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed 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 I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100





GROUND FLOOR
802 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



Philip
Bannister
Sales & Letting Agents

TOTAL FLOOR AREA : 1244 sq.ft. (115.6 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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