



Monic Avenue, Hessle, HU13 9EP

£210,000



Platinum Collection

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Nestled in a highly sought-after part of Hessle, this truly unique two-bedroom home offers far more than first meets the eye. Having been vastly extended and expertly remodelled, the property boasts a breath-taking rear extension, creating a stunning open-plan living, dining, and kitchen space, complete with state-of-the-art integrated appliances and elegant bi-folding doors with a fabulous aspect over the garden. Impeccably designed throughout, this modern home provides superbly appointed accommodation, perfectly blending style and functionality. Situated on a generous plot, the property also benefits from ample off-street parking, a garage, and a large summerhouse, with the added advantage of granted planning permission to transform it into a four-bedroom family residence.



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Key Features

- Vastly Extended and Improved
- Planning Permission Granted for further Extension
- Superb Rear Garden
- Stunning Living Dining Kitchen
- Modern Bathroom
- Immaculately Presented Throughout
- Larger Than Average Plot
- Ample Off-Street Parking
- Detached Single Garage
- EPC =



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		
	48	77
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 with stairs off.

LIVING ROOM

11'9 x 16'8 into bay (3.58m x 5.08m into bay)
Generous living room with bay window to the front elevation, feature fireplace housing a log burning stove and parquet style flooring.

LIVING DINING KITCHEN

23'3 max x 18'8 max (7.09m max x 5.69m max)
The hub of the home. This exceptional room has been tastefully designed to provide a fantastic area for all the family to enjoy. The bespoke kitchen has black shaker wall and base units, kitchen island with breakfast bar and quartz work surfaces. Integrated appliances include an Induction Hob, Electric Oven, inset Extractor, Automatic Washing Machine, Fridge/Freezer, 'Quooker' Boiling water tap, Wine Cooler. Further benefitting from a coffee station, electric underfloor heating, tiled flooring, 3 vertical radiators, a sky lantern, bi-folding doors and ample living/dining space.

FIRST FLOOR;

BEDROOM 1

13'6 x 11'6 (4.11m x 3.51m)
A bedroom of double proportions with fitted wardrobes, recessed spotlights and a window to the front elevation.

BEDROOM 2

9'2 x 6'9 + wardrobes (2.79m x 2.06m + wardrobes)
A generous second bedroom with fitted wardrobes and a window to the rear elevation.

BATHROOM

Fully tiled bathroom with a three piece suite comprising of a bath with overhead shower, concealed cistern WC and a wash hand basin. Further benefitting from a heated towel rail, recessed spotlights, wall mounted storage unit and a window to the rear elevation.

EXTERNAL;

FRONT

With a brick-set driveway providing ample off-street parking.

REAR

Superb rear garden with raised decking area housing a hot tub, shaped lawn, timber fencing external light and power and storage shed.

SUMMERHOUSE

18'8 x 9'6 (5.69m x 2.90m)
A fully fitted summerhouse with light and power supply, internet connection and French doors to the rear garden.

GARAGE

Detached single garage with light and power, up and over door and a side door.

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 . (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.

PLANNING PERMISSION

Approved planning permission for two storey at the side of the property following demolition of existing single garage. Document available upon request.

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
577 sq.ft. (53.6 sq.m.) approx.

1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.7 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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1. On no scale of this drawing
2. It is the contractor's responsibility to check the drawing for any errors prior to pricing, ordering, construction or commencing any work on site
3. Any errors or omissions are the responsibility of the contractor and not the architect
4. It is the architect's responsibility to the client to ensure that the drawing is in accordance with the Building Regulations and the relevant standards of the Building Regulations
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7. This drawing has been prepared for planning purposes only and is not a construction drawing

Rev.	Notes	Date
A	Amendments for client	12.08.18
B	Amendments for client	11.08.18
C	Amendments for client	11.08.18

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CLIENT
MRS PLATTEN

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HELSLEY
HU15 8EP

PROJECT ADDRESS
AS ABOVE

PROJECT
ERECTOR OF A TWO STOREY SIDE
AND SINGLE STOREY REAR EXTENSION

FLOOR PLANS, ELEVATIONS AND SITE PLAN AS PROPOSED	
DRAWING NO.	REV
PLATTEN001	0
SCALE	STATUS
1:50, 1:100 @ A1	PLANNING



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