



Innes Close, Hessle, HU13 0GQ

No Onward Chain £525,000



Platinum Collection

Innes Close, Hessle, HU13 0GQ

Nestled in the charming cul-de-sac of Innes Close, Hessle, this sensational detached residence offers an exceptional living experience. Built in 2019 as part of the esteemed Beal Homes development, this property boasts a beautifully landscaped larger than average plot, providing ample outdoor space for relaxation and entertainment.

Upon entering, you are greeted by a welcoming atmosphere that flows seamlessly through the home. The property features three inviting versatile reception rooms, perfect for both formal gatherings and casual family time. The highlight of the home is undoubtedly the fabulously appointed Living Kitchen, which serves as the heart of the residence. This space is designed for modern living, combining functionality with style, making it ideal for culinary enthusiasts and social gatherings alike.

With four well-proportioned bedrooms, including two fitted bedrooms with en-suite shower rooms, this home offers plenty of space for families or those seeking extra room for guests or a home office. A brick set drive offers multiple parking facilities and an attached double garage has eaves storage and EV charger.

The current owners have presented the property to a high standard, reflecting a sense of care and attention to detail throughout. Living in this select cul-de-sac of just three delightful homes off Rosner Drive provides a sense of community while maintaining a peaceful environment. This property is sure to impress those seeking a blend of elegance, comfort, and contemporary living.



Innes Close, Hessle, HU13 0GQ

Key Features

- Fabulous select detached residence on three property cul-de-sac
- Situated on a completely landscaped larger than average plot with side garden
- Features 3 versatile reception rooms
- 4 double sized bedrooms, two with en-suite shower facilities
- Fabulous Living Kitchen with central island unit and rear garden access
- Family bathroom, utility room & downstairs WC
- Double garage with eaves storage, security door & EV charger to the side
- Front block sett courtyard style parking
- Beautifully presented throughout - must be viewed!
- EPC=B TAX=F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B	84	90
(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 Hesse 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 HALL

An impressive good sized hallway with double glazed entrance door, access to delightful turning staircase, under stair cupboard, LVT flooring and radiator.

CLOAKROOM

Has low flush WC, wash hand basin, ceramic tiled floor, half tiled walls, chrome effect towel warmer/radiator.

STUDY

12'6" x 6'9" (3.81m x 2.06m)

Ideally positioned multi purpose room currently used as a Home Office. Has LVT flooring and radiator.

SITTING ROOM

12'0" x 8'10" + bay (3.66m x 2.69m + bay)

Located at the front of the property. Has feature bay window, LVT flooring and radiator.

LIVING ROOM

15'10" x 11'11" (4.83 x 3.64)

Located to the rear of the property, this light and airy room has windows to side elevation and french door access to the landscaped grounds. Has LVT flooring and radiator.

LIVING/ DINING KITCHEN

21'3" x 12' (6.48m x 3.66m)

The heart of this family home. Superb fitted kitchen offering a comprehensive range of dark blue gray fronted floor, wall units and wine rack complimented

by marble effect work surfaces plus a central island unit with light gray cupboards and drawers with a solid oak work surface.

Integrated "Neff" appliances include double stainless steel fronted electric ovens, induction hob unit, chimney style extractor hood, dishwasher & 70/30 refrigerator/freezer; Integral 1.5 bowl sinks with curved mixer tap, fitted wine cooler, ceramic tiled floor, recessed ceiling spotlights.

Dining Area with ceramic tiled floor, french doors to rear garden and radiator.

UTILITY ROOM

5'6 x 5' (1.68m x 1.52m)

With fitted floor and wall units, plumbing for automatic washing machine, stainless steel sink, wall mounted central heating unit inside cupboard, ceramic tiled floor, recessed ceiling spotlights, radiator and door leading to side garden.

FIRST FLOOR ACCOMMODATION

A delightful turning staircase with painted wooden railings leads to a Landing with radiator access to an airing cupboard.

BEDROOM 1

15.3 x 12' + bay (4.57m.0.91m x 3.66m + bay)

A large bedroom suite with bay window, fitted light gray fronted wardrobes, cupboards, drawers and dressing table, radiator. Leads into:

EN-SUITE SHOWER ROOM

Features matching gray ceramic floor tiling and half tiled walls and includes a plumbed shower enclosure, pedestal wash hand basin, low flush WC, extractor fan, chrome heated towel warmer/radiator and recessed ceiling spotlights.

BEDROOM 2

12'2 x 9'7 (3.71m x 2.92m)

A second suite located at the rear of the property. Bedroom features fitted sliderobes to one wall, radiator. Leads into:

EN-SUITE SHOWER ROOM

Features ceramic floor tiling and half tiled walls and includes a plumbed shower enclosure, pedestal wash hand basin, low flush WC, extractor fan, chrome heated towel warmer/radiator and recessed ceiling spotlights.

BEDROOM 3

12' x 9'1 (3.66m x 2.77m)

Double bedroom located at the rear of the property. Cleverly designed to optimise space for wardrobing, studying & sleeping. Has radiator.

BEDROOM 4

10'3 x 9'4 (3.12m x 2.84m)

Double bedroom with window to side elevation and radiator.

BATHROOM

Features ceramic floor tiling and half tiled walls and includes a bath, pedestal wash hand basin, low flush WC, extractor fan, recessed ceiling spotlights and chrome heated towel warmer/radiator.

GARAGE

16'7 x 16'7 (5.05m x 5.05m)

Attached to the main building and has two roller doors plus a rear security door offering access to the side garden. Generous eaves storage space and EV charger attached to its side.

EXTERNAL

Approached from Rosner Drive through a tastefully furnished cul-de-sac which leads to a block sett courtyard style parking area for 2/3 cars. Separate



gated access to both rear and side gardens. The rear garden has been extensively landscaped by the current owners featuring a full width stone flagged patio area, shaped lawn, laurel hedging to part of one side and the whole of the rear aspect, raised painted decking area with pergola in one corner of the garden. A side garden has lawn area with herbaceous border and matching stone flagged path. Outside lighting to all aspects.

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 with Nest central heating controls installed.

DOUBLE GLAZING - The property has the benefit of uPVC 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 F (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.

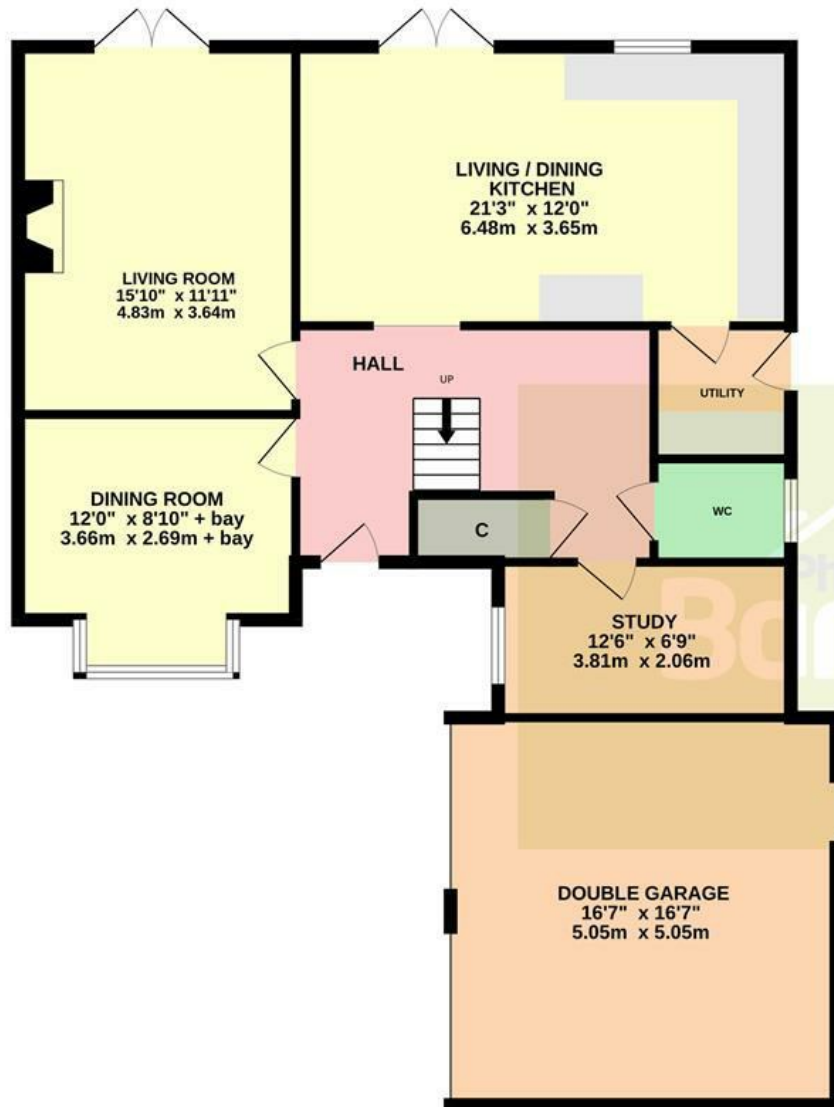
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars

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)

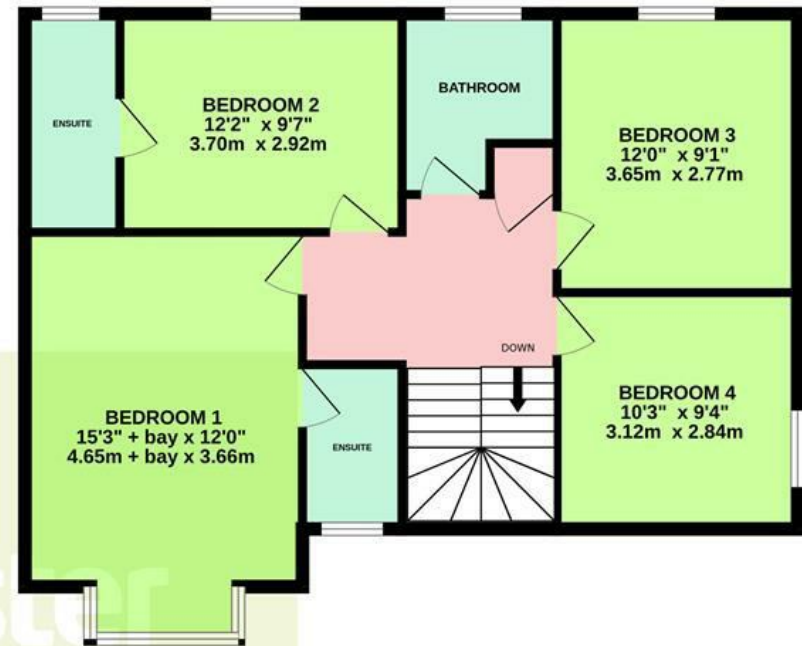




GROUND FLOOR
1133 sq.ft. (105.3 sq.m.) approx.



1ST FLOOR
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 1913 sq.ft. (177.7 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.

Made with Metropix ©2025



Platinum Collection