



Holly Drive, Hesse, HU13 0QP
Asking Price £385,000



Platinum Collection

Holly Drive, Hesse, HU13 0QP

Nestled in the tranquil setting of Holly Drive, Hesse, this superb four-bedroom detached home offers a perfect blend of comfort and elegance. Situated on a private cul-de-sac, the property boasts open views to the front, providing a serene atmosphere for family living.

Upon entering, you are welcomed by a spacious entrance hall that leads to a generous lounge, ideal for relaxation and entertaining. The fitted dining kitchen is a delightful space, perfect for family meals and gatherings, while the adjoining utility room adds practicality to daily life. A convenient cloakroom with a w.c. completes the ground floor.

The first floor features four well-proportioned double bedrooms (two which are fitted with wardrobes), each offering ample space and natural light. The main bedroom benefits from an en suite shower room, while the family bathroom serves the remaining bedrooms with style and functionality.

Outside, the property is complemented by a driveway and garage, providing secure parking and additional storage. The well-manicured south-facing garden to the rear is a true highlight, offering a lovely outdoor space for relaxation, gardening, or entertaining during the warmer months.

This delightful home is perfect for families seeking a peaceful yet convenient location, with local amenities and schools within easy reach. Do not miss the opportunity to make this charming property your own.



Holly Drive, Hessle, HU13 0QP

Key Features

- Superb Detached Family Home
- Situated on a private Cul De Sac With Open Views To The Front
- Entrance hall, Cloakroom/w.c., Lounge, Dining Kitchen, Utility Room
- Landing, 4 Double Bedrooms, En Suite Shower Room, Family Bathroom
- Driveway, Garage and Southerly Facing Rear Garden
- Early Viewing Is A Must
- EPC - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		92
(81-91) B	83	
(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

with double glazed entrance door, storage cupboard and stairs to the first floor.

CLOAKROOM/W.C.

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

LOUNGE

18' plus bay x 11'1 (5.49m plus bay x 3.38m)
with double glazed angle bay window to the front elevation, further double glazed window to the side and double doors to:

FITTED DINING KITCHEN

21'7 x 11'1 narrowing to 9'2 (6.58m x 3.38m narrowing to 2.79m)
with a range of base and wall units, laminate work surfaces, drawers, sink unit, gas hob, electric double oven, extractor hood, breakfast bar, inset lights, built in fridge freezer, built in dishwasher, tiled floor, double glazed window to the rear elevation and bio folding doors onto the rear garden.

UTILITY ROOM

9'7x 5'8 (2.92mx 1.73m)
with a range of base units, laminate work surfaces, sink unit, built in washing machine, built in dryer, tiled floor, larder unit with boiler and double glazed door.

FIRST FLOOR

LANDING

with cupboard housing cylinder.

BEDROOM 1

16'11 x 11'1 (5.16m x 3.38m)
with double glazed window to the front elevation and a range of built in wardrobes.

EN SUITE SHOWER ROOM

with a three piece white suite, comprising shower, wash hand basin, w.c, tiled floor, splash back tiling, heated towel rail and double glazed window to the front elevation.

BEDROOM 2

13'11 x 13' max measurement (4.24m x 3.96m max measurement)
with double glazed window to the front elevation and a range of built in wardrobes.

BEDROOM 3

12'7 x 10'10 (3.84m x 3.30m)
with double glazed window to the rear elevation.

BEDROOM 4

12'7 x 8'1 (3.84m x 2.46m)
with double glazed window to the rear elevation.

FAMILY BATHROOM

5'7 x 9'2 (1.70m x 2.79m)
with a three piece white suite, comprising panelled

bath with shower above and glazed shower screen, wash hand basin, w.c., heated towel rail, splash back tiling and double glazed window to the rear elevation.

OUTSIDE

Outside to the front of the property is a garden area with wrought iron fencing, driveway for two cars and a garage with an electric up and over door. To the rear is a well manicured lawn garden with raised flower beds, patio area, summer house, shed and brick walling and fencing forming boundary with gate

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 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 E . (East Riding Of Yorkshire City 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

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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.





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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