



10  
Chestnut Avenue | Hessle | HU13 0RH

£599,950



# 10 Chestnut Avenue, Hessle, HU13 0RH

*Nestled on the charming Chestnut Avenue in Hessle, this fabulously presented Edwardian semi-detached house offers a perfect blend of traditional elegance and modern convenience. This impressive residence boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family time.*

*The heart of the home is undoubtedly the glorious open plan breakfast kitchen that seamlessly flows into the dining room, creating a warm and inviting space for family gatherings and culinary adventures. The current owners have sympathetically altered and improved the property, ensuring that it retains its character while providing all the comforts of contemporary living.*

*With five well-proportioned bedrooms positioned over two floors this home is perfect for families or those seeking extra space for guests or a home office. The two bathrooms offer convenience and comfort, catering to the needs of a busy household.*

*Step outside to discover a beautifully landscaped west-facing garden, perfect for enjoying the afternoon sun and hosting summer barbecues. The property is secured by remote-controlled gates, providing peace of mind and ample parking for multiple vehicles.*

*This stunning home on Chestnut Avenue is a rare find, combining period charm with modern amenities in a desirable location. It is an ideal choice for those looking to settle in a vibrant community while enjoying the comforts of a thoughtfully updated residence. Don't miss the opportunity to make this exquisite property your new home.*

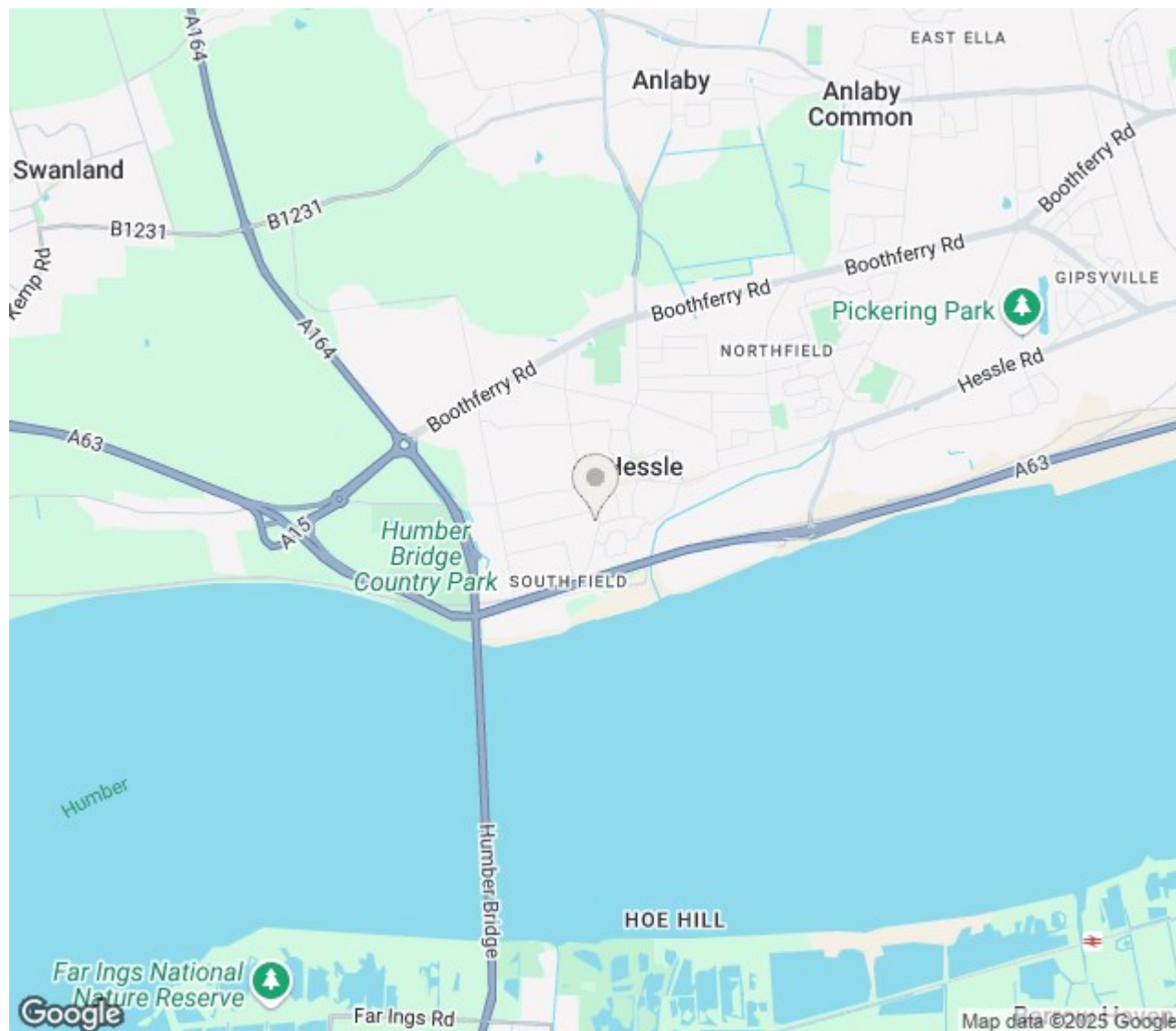






# Key Features

- Spacious period residence spanning four floors
- 2 Reception Rooms
- Fabulous Breakfast Kitchen + Utility Room + Cellar
- 3 First Floor Double Bedroom with 2 Bathrooms
- 2 Second Floor Double Bedrooms + WC
- Impressive Entry With Multiple Parking & Garage
- Landscaped West Facing Grounds
- Superbly Improved By Current Owners
- EPC=D TAX=F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







**INTRODUCTION**

We highly recommend viewing this spectacular home. The current owners have spared no expense in creating this large yet comfortable home. Great attention has been given to restore traditional features such as call bells and cornices. A working cellar has four useful areas for storage. Externally, an EV charger has been installed plus CCTV equipment. Great expense and time has been given to the rear garden which has a fresh feel with many delightful sitting areas.

**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 ornately styled open porch with tiled floor offers a pleasing entry point to the main Hall with turning staircase, traditional door with leaded light insets., "Amtico" flooring, traditional radiator and door access to cellar.

**SITTING ROOM**

15'7 x 14'2" plus bay (4.75m x 4.32m plus bay )  
A splendid room with calming qualities. Features a traditional marble period fireplace with a "Wiking" log burner, two low storage cupboards and storage each side of fireplace for logs, two traditional style radiators.

**BREAKFAST KITCHEN**

13'10 max x 31' max (4.22m max x 9.45m max)  
This fabulous large area offers open plan living and direct access to the Dining Room. A comprehensively fitted Kitchen features a central island unit offering storage space and large breakfast bar, a host of white high gloss fitted floor, wall and drawer units, granite work surfaces, ceramic sink, "Smeg" dishwasher, "Smeg" range cooker, "Amtico" flooring, vertical traditionally styled radiator. Leads into:

**DINING ROOM**

12'11 x 18'6 (3.94m x 5.64m)  
Stylish finished and with a superb view of the grounds. Features a period slate fireplace with "Wiking" log burner, "Amtico" flooring, traditional radiator and french doors which lead out to the patio area.

**UTILITY ROOM**

Has a granite work surface and Belfast sink, plumbed for washer, vented for dryer, "Amtico" flooring, radiator and security door access to garage.

**CLOAKROOM**

With white suite incorporating low flush WC, wash hand basin. "Amtico" flooring, extractor fan, towel warmer/radiator.

**CELLAR**

**FIRST FLOOR ACCOMMODATION**

**BEDROOM 1 SUITE**

14'2 x 15'7 + bay (4.32m x 4.75m + bay)  
A large suite featuring bay window, feature traditional cast iron fireplace with tiled insets and white surround, two traditional radiators. Leads into:

**EN-SUITE SHOWER ROOM**

6'9 x 4'4 (2.06m x 1.32m)  
Well appointed with half tiled walls and ceramic tiled floor, includes a white suite with walk-in shower and fitted screen, shaped vanity wash hand basin, low flush WC, extractor fan, heated towel warmer/radiator.

**BEDROOM 2**

13'9 x 11'1 (4.19m x 3.38m)  
Double bedroom with window to side elevation. Features a traditional cast iron fireplace, traditional radiator.

**BEDROOM 3**

13'9 x 11'4 (4.19m x 3.45m)  
Delightful Bedroom with views of the rear garden. Has a feature traditional cast iron fireplace with marble surround, radiator.



















#### **BATHROOM**

9'10 x 6'1 (3.00m x 1.85m)

Beautifully presented bathroom featuring a traditional claw foot bath, curved shower enclosure with "Aqualisa" shower, half tiled walls and large white ceramic tiled floor, pedestal wash hand basin, ceiling spotlights, extractor fan, heated towel warmer and separate radiator.

#### **SEPARATE W.C.**

4'2 x 2'6 (1.27m x 0.76m)

With WC, ceramic tiled floor and double glazed window to side elevation

#### **SECOND FLOOR ACCOMMODATION**

Landing area with "velux" style window and door to useful eaves storage access.

#### **BEDROOM 4**

18'4 x 13'11 (5.59m x 4.24m)

This large versatile bedroom/study has a traditional feature cast iron fireplace, ceiling spotlights, radiator, "velux" style window and window to front elevation.

#### **BEDROOM 5**

11'2 x 13'9 (3.40m x 4.19m)

Has traditional feature cast iron fireplace, delf shelf, radiator, two "velux" style windows and window to side elevation.

#### **SEPARATE W.C.**

6'10 x 4'4 (2.08m x 1.32m)

Has a white wash basin and low flush WC, "velux" style window wooden floor, radiator.,

#### **GARAGE**

Excellent attached garage with electric door, light and power supply and security door into Utility Room. Has EV charger on outside.

#### **GROUND**

Beautifully presented throughout. The property is approached through electronically operated wrought iron gates, there is also a single visitor gate, this leads to a large tarmac parking area with turning circle which leads to the garage. High hedging to the perimeters and a small lawn at the front with herbaceous borders and tree.



The private rear garden can be accessed via a gate to the side of the garage. A generous yorkstone patio area is bounded by railway sleepers. Steps lead from the patio to a large formal lawn also with trees and herbaceous borders. A side path leads to the bottom of the garden and to a further raised garden area and a shed. Further trees and shrubs to the boundaries afford extra privacy.

#### **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 some replacement uPVC double glazed frames

**SECURITY** - The property has the benefit of an installed burglar alarm system & CCTV

**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.

#### **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

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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that



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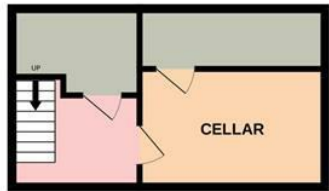


CELLAR  
238 sq.ft. (22.1 sq.m.) approx.

GROUND FLOOR  
1162 sq.ft. (107.9 sq.m.) approx.

1ST FLOOR  
840 sq.ft. (78.1 sq.m.) approx.

2ND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 2842 sq.ft. (264.0 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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The logo features a green house icon with a chimney, positioned above the word "Philip" in a dark grey sans-serif font. Below "Philip" is the word "Bannister" in a large, bold, green sans-serif font.

# Philip Bannister

Estate & Letting Agents

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## Platinum Collection

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