



Heads Lane, Hessle, HU13 0JT
Offers In The Region Of £585,000



Platinum Collection

Heads Lane, Hesse, HU13 0JT

Positioned behind secure electronic gates in a highly desirable location within Hesse, West Point is a truly exceptional detached residence offering both privacy and prestige.

The property is approached via an expansive driveway providing ample parking for multiple vehicles. Inside, the accommodation is remarkably spacious, featuring four versatile reception rooms. These include a stunning, high-end bespoke kitchen that forms the heart of the home, a cosy living room perfect for relaxing evenings, a day room with tranquil garden views, and a peaceful sitting room ideal for quiet reflection.

Upstairs, the luxurious master suite impresses with its en-suite bathroom and walk-in wardrobe, complemented by three further generously proportioned bedrooms and a beautifully appointed family bathroom.

The exterior is just as impressive, with meticulously landscaped gardens offering a serene retreat. Additionally, West Point benefits from approved planning permission, presenting an exciting opportunity for future development.



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Key Features

- Superior Detached Home
- Perfect Family Home
- Stunning Master Bedroom Suite
- Highly Desirable Location
- Exceptionally Generous Reception Space
- Planning Permission For Further Development
- Totally Unique Property
- Beautifully Landscaped Gardens
- 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		
	52	73
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 beautiful entrance hall with oak glazed doors providing access to the Living Room and Dining Kitchen.

LIVING ROOM

18'4 x 13'4 (5.59m x 4.06m)

A cosy living room with a feature fireplace housing a log burning stove, two floor to ceiling windows to the front elevation and two further windows to the side and rear elevations.

DINING KITCHEN

22'6 max x 26'8 max (6.86m max x 8.13m max)

A simply sensation dining kitchen with the highest quality of finish. The bespoke kitchen has light grey shaker wall and base units with granite work surfaces and upstands. Integrated appliances include a Range Cooker, Extractor Hood, Fridge, Freezer, Automatic Dishwasher and a Belfast Sink. This fabulous space continues with an impressive kitchen island that doubles up as the perfect breakfast bar with further space for a dining table that has views over the rear garden via the French doors and a log burning stove perfect for family Sunday's at home.

UTILITY / CLOAKROOM

With shaker wall mounted units, granite work surfaces, plumbing for an Automatic Washing Machine, space for a Tumble Dryer, a concealed cistern WC and a wash hand basin.

SITTING ROOM

16'5 x 12 (5.00m x 3.66m)

A beautifully presented reception space with feature wall panelling and four floor to ceiling windows.

DAY ROOM

16'2 x 15'3 (4.93m x 4.65m)

A further versatile reception space with engineered wood herringbone flooring, feature wall panelling, recessed spotlights, bi-folding doors to the rear garden and two floor to ceiling windows to the front elevation.

FIRST FLOOR;

BEDROOM 1

13'4 x 10'4 (4.06m x 3.15m)

A superbly appointed master bedroom with an en-suite and walk-in wardrobe off, a window to the side elevation and a floor to ceiling window to the front elevation.

EN-SUITE

With a three piece suite comprising of a walk-in shower, a slow flush WC and a wash hand basin. Further benefitting from tiled walls, karndean flooring, recessed spotlights, a window to the rear elevation and a heated towel rail.

WALK-IN WARDROBE

With fitted open wardrobes, shelving and drawers, skylight and window to the front elevation.

BEDROOM 2

12'1 x 10'10 (3.68m x 3.30m)

A further bedroom of double proportions with recessed spotlights and windows to the front and side elevations.

BEDROOM 3

12'9 x 7'2 (3.89m x 2.18m)

A double bedroom with recessed spotlights and windows to the side and rear elevations.

BEDROOM 4

9'5 x 8'1 (2.87m x 2.46m)

A generous bedroom with window to the side elevation and recessed spotlights.

BATHROOM

Magnificently appointed family bathroom with a four piece suite comprising of a walk-in shower, a low flush WC, a wash hand basin and a free-standing bath tub with tap stand. Further benefitting from tiled walls, wall panelling, karndean flooring, recessed spotlights and a window to the rear elevation.

EXTERNAL;

GARDEN

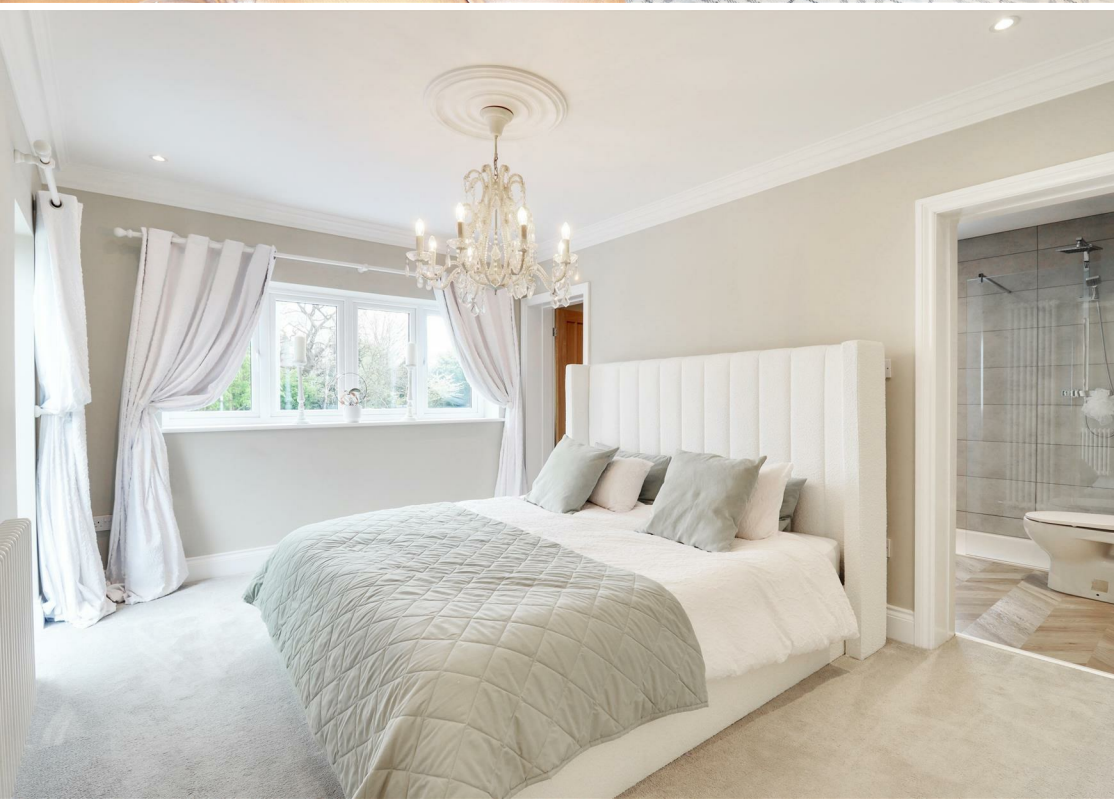
Situated to the side of the property the landscaped garden benefits from a raised block paved patio area and a further patio area to the front of the garden, a shaped lawn, timber and wrought iron fencing.

PARKING

The property boasts secure gated parking for 10+ vehicles.

DOUBLE GARAGE

With electric roller door, light and power supply.



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 OR The property has the benefit of sealed unit double glazing.

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 . (East Riding Of Yorkshire/ Hull 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.

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)

PLANNING PERMISSION

Erection of a single storey extension to side. (Approved).





GROUND FLOOR
1222 sq.ft. (113.5 sq.m.) approx.



1ST FLOOR
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 1975 sq.ft. (183.5 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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Drawings to be read in conjunction with all other drawings of this series. DO NOT scale for construction purposes

0 1 2 3 4 5 6 7 8 9 10 Metres



West elevation



East elevation

Revisions
A 19.03.21 Scale bar added



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