



Marlborough Avenue, Hessle, HU13 0PN

£389,950



Platinum Collection

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Situated in a highly desirable part of Hessle, this beautiful Edwardian semi-detached home exudes timeless charm and character. Retaining many original period features, the property offers generous reception space with three elegant reception rooms, ideal for both family living and entertaining. Upstairs, there are three spacious double bedrooms, a single bedroom, and a separate study or office, catering perfectly to modern family needs. Outside, the home boasts ample off-street parking and a mature, southerly facing garden—providing a private and sun-filled haven.



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Key Features

- Beautiful Edwardian Semi-Detached Home
- Bursting with Charm & Character
- Perfect Family Home
- 3 Reception Rooms
- Highly Desirable Location
- Scope to Modernise
- Southerly Facing Rear Garden
- EPC =



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	79
(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

A welcoming entrance hall retaining many original feature, providing access to the accommodation.

LIVING ROOM

16'9 into bay x 13'10 (5.11m into bay x 4.22m)
An extremely generous living space with feature fireplace housing a gas fire and a bay window to the front elevation.

BREAKFAST ROOM

15 into bay x 12 (4.57m into bay x 3.66m)
A versatile reception space ideal for a breakfast/dining room with bay window to the side elevation, feature fireplace housing a gas fire and alcove fitted storage.

KITCHEN

15'6 x 7'2 (4.72m x 2.18m)
With a comprehensive range of wall and base units, laminated work surfaces and a tiled splashback. Benefitting from space for a cooker and a fridge. Window to the rear elevation, door to the side.

SITTING ROOM

19'3 into bay x 11'2 (5.87m into bay x 3.40m)
Beautiful rear sitting room offering further versatile reception space with a fabulous aspect over the rear garden. Benefitting from a bay to the rear elevation with glazed doors.

UTILITY LOBBY

9'10 x 2'7 (3.00m x 0.79m)
With plumbing for an automatic washing machine, tiled flooring, door to the side elevation, WC off.

WC

With low flush WC, wash hand basin, tiled flooring and a window to the rear.

FIRST FLOOR;

BEDROOM 1

16 into bay x 11'1 + wardrobes (4.88m into bay x 3.38m + wardrobes)
A bedroom of double proportions with fitted wardrobes and a bay window to the front elevation.

BEDROOM 2

12'3 x 10'9 + wardrobes (3.73m x 3.28m + wardrobes)
A further double bedroom with fitted wardrobes,, vanity sink unit and a window to the side elevation.

BEDROOM 3

12'4 x 9'4 (3.76m x 2.84m)
A double bedroom with a variety of fitted furniture including a desk, wardrobes and overhead cupboards, window to the rear elevation.

BEDROOM 4

8'5 x 4'2 (2.57m x 1.27m)
A single bedroom with fitted wardrobe and window to the front elevation.

OFFICE/STUDY

8'3 x 8'5 max (2.51m x 2.57m max)
A versatile space ideal for a work from home office.

BATHROOM

With a three piece suite comprising of a panelled bath with overhead shower, a low flush WC and a wash hand basin. Further benefiting from partially tiled walls and a window to the side elevation.

EXTERNAL;

FRONT

Beautifully maintained front garden and a side drive providing ample off-street parking.

REAR

Southerly facing mature rear garden with shaped lawn, various patio areas one with pergola, green house and garden sheds.

GARAGE

With 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, some windows are single glazed with timber frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D (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)

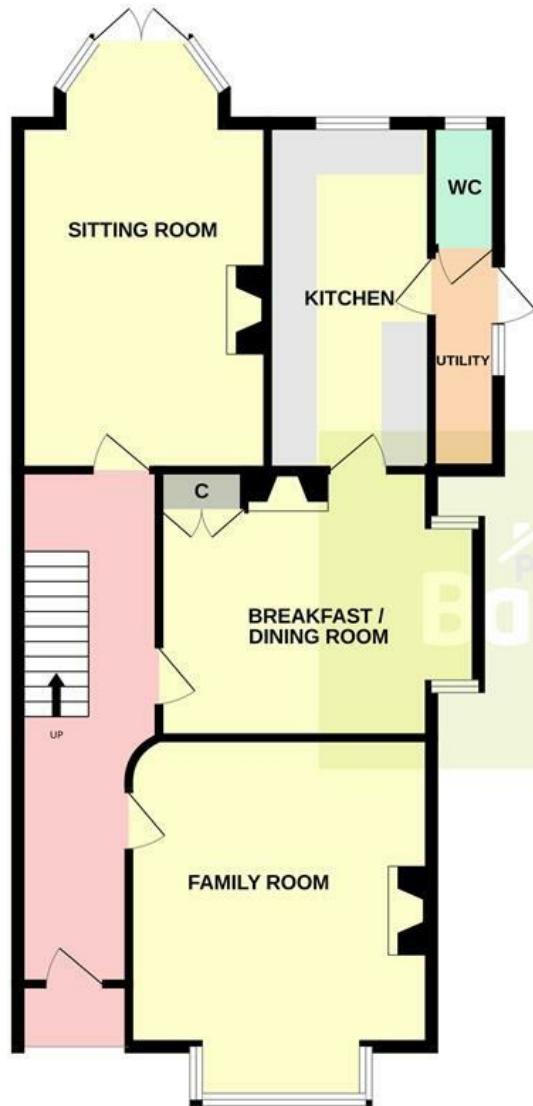
AML.

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.





GROUND FLOOR



1ST FLOOR





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