



Dunston Drive, Hessle, HU13 0HF
£365,000



Platinum Collection

Dunston Drive, Hessle, HU13 0HF

Located in a sought-after cul-de-sac in Hessle, close to all local amenities and close proximity to Hessle Foreshore, Hessle High School and Country Park, this superb four-bedroom detached home is perfectly suited to a growing family.

The property offers generous living space, featuring three reception areas: a stylish open-plan living/dining kitchen, a spacious lounge, and a bright conservatory that overlooks the beautifully maintained rear garden. The ground floor also includes a useful utility room and a convenient downstairs WC.

Upstairs, there are four well-sized bedrooms, including a master with en-suite facilities, along with a family bathroom.

Outside, the home benefits from a well-landscaped, south-facing rear garden, a driveway to the front, and an integral garage.

A fantastic opportunity to acquire a beautifully presented family home in a desirable location.



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Key Features

- Superb Detached Family Home
- 4 Well Proportioned Bedrooms
- 3 Reception Areas
- Beautifully Appointed Throughout
- Fantastic Living Dining Kitchen
- Southerly Facing Rear Garden
- Approved Planning Permission for Residential Extension - Ref Number 23/02113/PLF
- EPC =



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	72	76
(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

A welcoming entrance hall providing access to the accommodation with WC and storage cupboard off.

WC

With low flush WC and a wash hand basin.

LIVING ROOM

17'6 into bay x 11'7 (5.33m into bay x 3.53m)
A generous living room with with bay window to the front elevation and a feature fireplace with a gas fire.

LIVING DINING KITCHEN

26'4 x 12'10 max (8.03m x 3.91m max)
The hub of the home. This fabulous living dining kitchen has been tastefully designed to create a great space for all the family, with ample space for both dining and relaxing. The kitchen has contemporary grey gloss wall and base units with contrasting work surfaces and upstands. Integrated appliances include a Electric Double Oven, Induction Hob, Extractor Fan, Automatic Dishwasher, Fridge/Freezer and a Wine Cooler. The living dining kitchen further benefits from recessed spotlights, luxury vinyl tiled flooring, a window and French doors to the rear elevation.

CONSERVATORY

10 x 12 (3.05m x 3.66m)
A great addition to the property providing further reception space with a lovely aspect over the rear garden, windows to three elevations and French doors leading to the patio.

UTILITY ROOM

Matching the kitchen creating consistency and enhancing the quality the Utility benefits grey gloss wall and base units including a floor to ceiling cupboard, laminated work surfaces and upstands, a stainless steel sink unit, further plumbing for an Automatic Washing Machine and space for a Tumble Dryer and a window and door to the side elevation and luxury vinyl tiled flooring.

FIRST FLOOR;

BEDROOM 1

9'1 x 13'1 (2.77m x 3.99m)
A bedroom of double proportions with fitted sliding wardrobes, window to the front elevation and access to the en-suite.

EN-SUITE

With low flush WC, vanity wash hand basin and a shower enclosure. Further benefitting from a window tot the side elevation and a radiator.

BEDROOM 2

9'1 x 11'10 (2.77m x 3.61m)
A further double bedroom with window to the rear elevation.

BEDROOM 3

8'9 x 7'8 (2.67m x 2.34m)
A generous bedroom with window to the rear elevation.

BEDROOM 4

7'11 x 7'8 (2.41m x 2.34m)
A generous single bedroom, currently utilised as an office with a window to the front elevation.

BATHROOM

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

EXTERNAL;

FRONT

A double driveway providing ample off-street parking and a shaped lawn.

REAR

Enjoying one of the largest plots on the street, without being overlooked the garden benefits from a Southerly aspect, with Indian sandstone patio area, shaped lawn and timber fencing.

APPROVED PLANNING PERMISSION

Reference Number 23/02113/PLF for the Erection of a single storey extension to front, single storey extension to rear and first floor extension to side.

GARAGE

With 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.

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 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 NTSTEAT 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
903 sq.ft. (83.9 sq.m.) approx.

1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.

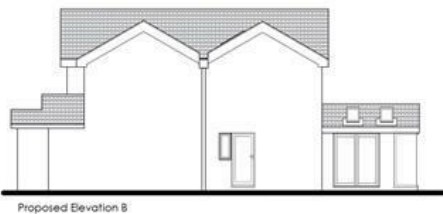


TOTAL FLOOR AREA : 1443 sq.ft. (134.0 sq.m.) approx.

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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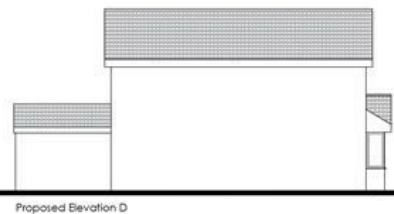
Proposed Elevation A



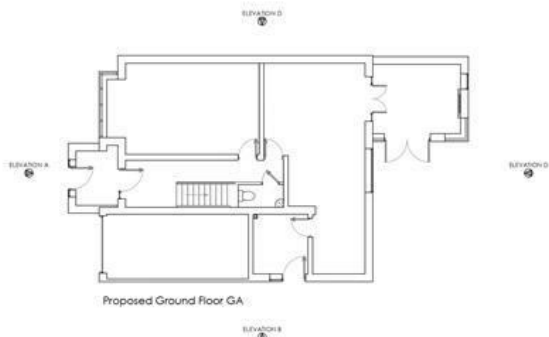
Proposed Elevation B



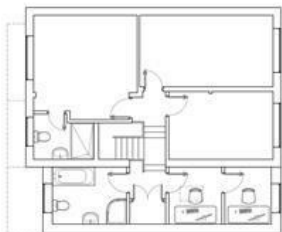
Proposed Elevation C



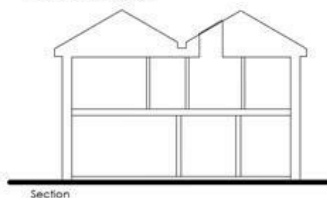
Proposed Elevation D



Proposed Ground Floor GA

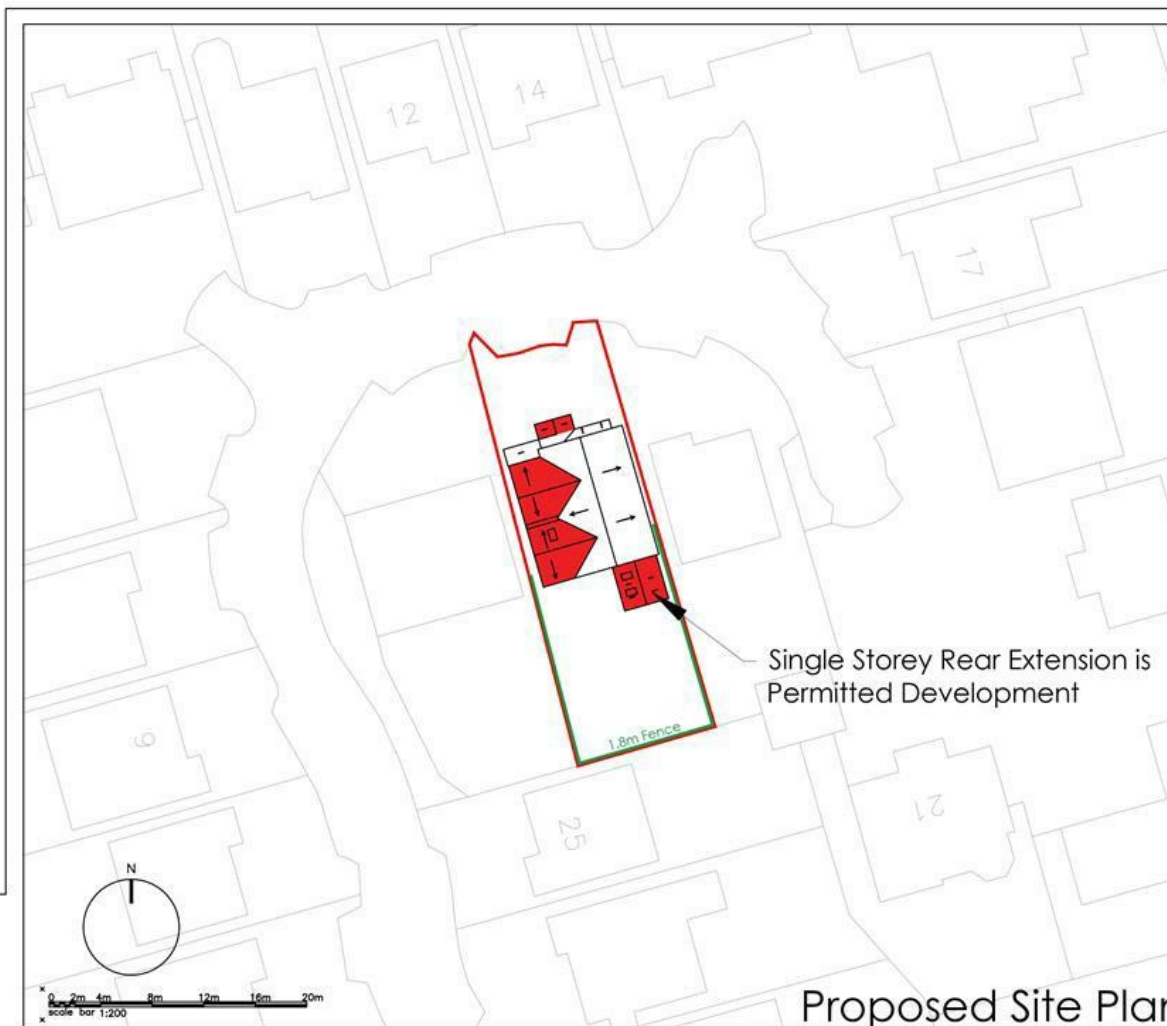


Proposed First Floor GA



Section

scale bar 1:100

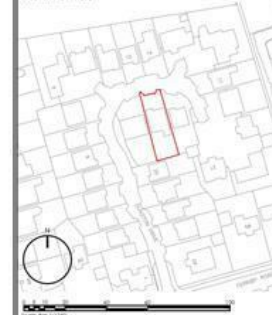


Single Storey Rear Extension is Permitted Development

Proposed Site Plan

Notes:

Location Plan 1:1250



Partywall act 1996.
The client's attention is drawn to the requirements of the partywall act where the works are to be adjacent to a party wall or boundary. Client is to ensure that all obligations and notices are served on adjacent parties before works commence.

Floor levels within the proposed development will be set no lower than the existing levels AND, flood proofing of the proposed development has been incorporated where appropriate in line with the guidance contained in the government document Improving the Flood Performance of New Buildings: Flood Resilient Construction

DESIGN BASED ON DRAINAGE ELEMENTS THAT ARE DIRECTLY VISIBLE DURING SITE SURVEY WITHOUT INVASIVE INVESTIGATION. CLIENT IS ADVISED TO COMMISSION INVESTIGATION INTO EXISTING DRAINAGE SYSTEM TO AVOID HAVING TO MODIFY DESIGN AT LATER STAGE TO COMPLY WITH WATER BOARD REQUIREMENTS AND PERMISSIONS. WATER BOARD PLANS ARE AVAILABLE BUT ARE TO BE CONSIDERED INCOMPLETE, INACCURATE AND UNRELIABLE.

FOUNDATION DESIGN BASED ON ASSUMPTION THAT EXISTING DWELLING IS SUPPORTED ON STRIP FOUNDATIONS. IF THE EXISTING DWELLING IS SUPPORTED ON A RAFT OR PILED TYPE FOUNDATION THE STRIP FOUNDATION DESIGN SHOWN MAY NOT BE SUITABLE. IT IS STRONGLY ADVISED THAT CLIENT COMMISSIONS THE CARRYING OUT OF EXPLORATORY WORKS TO DETERMINE THE NATURE OF THE EXISTING DWELLING'S FOUNDATIONS, PRIOR TO AGREEING CONTRACT WITH CONTRACTORS.

NO	FIRST ISSUE	GG	05/05/20
REV	DESCRIPTION	BY	DATE
STATUS	PLANNING		



CLIENT	Shaun Robson 23 Dunston Drive Hessle HU13 9HF
DESIGNER	Gavin Garmston (BA)(hons) March ARB RIBA

SITE:		23 Dunston Drive Hessle	
TITLE:		Proposed Arrangement	
SCALE AS AT:	DATE:	DRAWN:	CHECKED:
As Indicated	02/03/23	GG	GG
PROJECT NO:	DRAWING NO:	REVISION:	
2316	SR-PP-PR-GA	-	



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