



**Jenny Brough Lane, Hessle, HU13 0JZ**  
Offers Over £400,000





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Platinum Collection

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Welcome to Hessle Mount Bungalow - an immaculately presented and exceptionally well-designed detached home, located in a prestigious part of Hessle.

This superb bungalow offers spacious and versatile accommodation throughout, featuring three generous double bedrooms, two of which benefit from luxurious en-suites, along with a stylish family bathroom and a contemporary dining kitchen and a wonderful living room.

Set behind electronic gates, the property provides ample secure off-street parking. The beautifully landscaped rear garden boasts a variety of inviting seating areas, perfect for relaxing or entertaining, and includes a charming summerhouse and a practical brick-built shed.





# Jenny Brough Lane, Hessle, HU13 0JZ

## Key Features

- Rarely Available
- Highly Desirable Location
- Fabulous Detached Bungalow
- Generous and Versatile Accommodation
- Superbly Landscaped Rear Garden
- Gated Driveway Providing Ample Off-Street Parking
- Immaculately Presented
- 3 Double Bedrooms
- 3 Bathrooms
- EPC = D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

## ACCOMMODATION;

### ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation.

### BEDROOM 1

22 max x 9'4 (6.71m max x 2.84m)  
A bedroom of double proportions with fitted wardrobes, window to the rear elevation and access to the en-suite.

### EN-SUITE

With a three piece suite comprising of a walk-in shower and a vanity unit housing a WC and a wash hand basin. Further benefitting from a window to the side elevation, recessed spotlights and a radiator.

### BEDROOM 2

9'9 x 14'8 (2.97m x 4.47m )  
A further bedroom of double proportions with window to the front elevation and access to the en-suite.

### EN-SUITE

With a three piece suite comprising of a shower enclosure, a vanity wash hand basin and a low flush WC. Further benefitting from recessed spotlights, a

heated towel rail and a window to the side elevation.

### BEDROOM 3

9'10 x 9'3 (3.00m x 2.82m )  
A bedroom of double proportions with window to the front elevation.

### BATHROOM

A fabulous bathroom with a three piece suite comprising of a free-standing bath tub, a vanity wash hand basin and a low flush WC. Further benefitting from a heated towel rail, recessed spotlights, a storage unit and a window to the side elevation.

### DINING KITCHEN

23'5 x 10'5 (7.14m x 3.18m)  
Contemporary dining kitchen with pale grey shaker style wall and base units, granite work surfaces with upstands and breakfast bar. Integrated appliances include a 5 ring Gas Hob, Electric Double Oven, Microwave, Extractor Hood, Automatic Dishwasher, Automatic Washing Machine and a Wine Cooler. Further benefitting from ample dining space, glazed bi-folding doors to the living room, windows to the side and rear elevations, recessed spotlights, space for a Fridge/Freezer and pull-out bins.

### LIVING ROOM

17'11 x 12'4 (5.46m x 3.76m)  
An extremely generous and bright living room with glazed French doors from the Entrance hall, glazed bi-folding doors from the Dining Kitchen and glazed French doors opening to the rear garden. Further benefitting from a feature fireplace housing an electric fire.

## EXTERNAL;

## FRONT

Providing ample off-street parking to a brick-set drive with electronic gates for further security.

## REAR

Superbly landscaped rear garden enjoying a raised porcelain paved patio area with footpath leading to a further patio area, decking area and Summerhouse. Further benefitting from shaped lawns, walled and fenced borders and a brick built shed.

## 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 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 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.

## AML

Please be advised that when you agree to purchase a property, we are legally required under the Money





Laundrying, 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.

## 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)

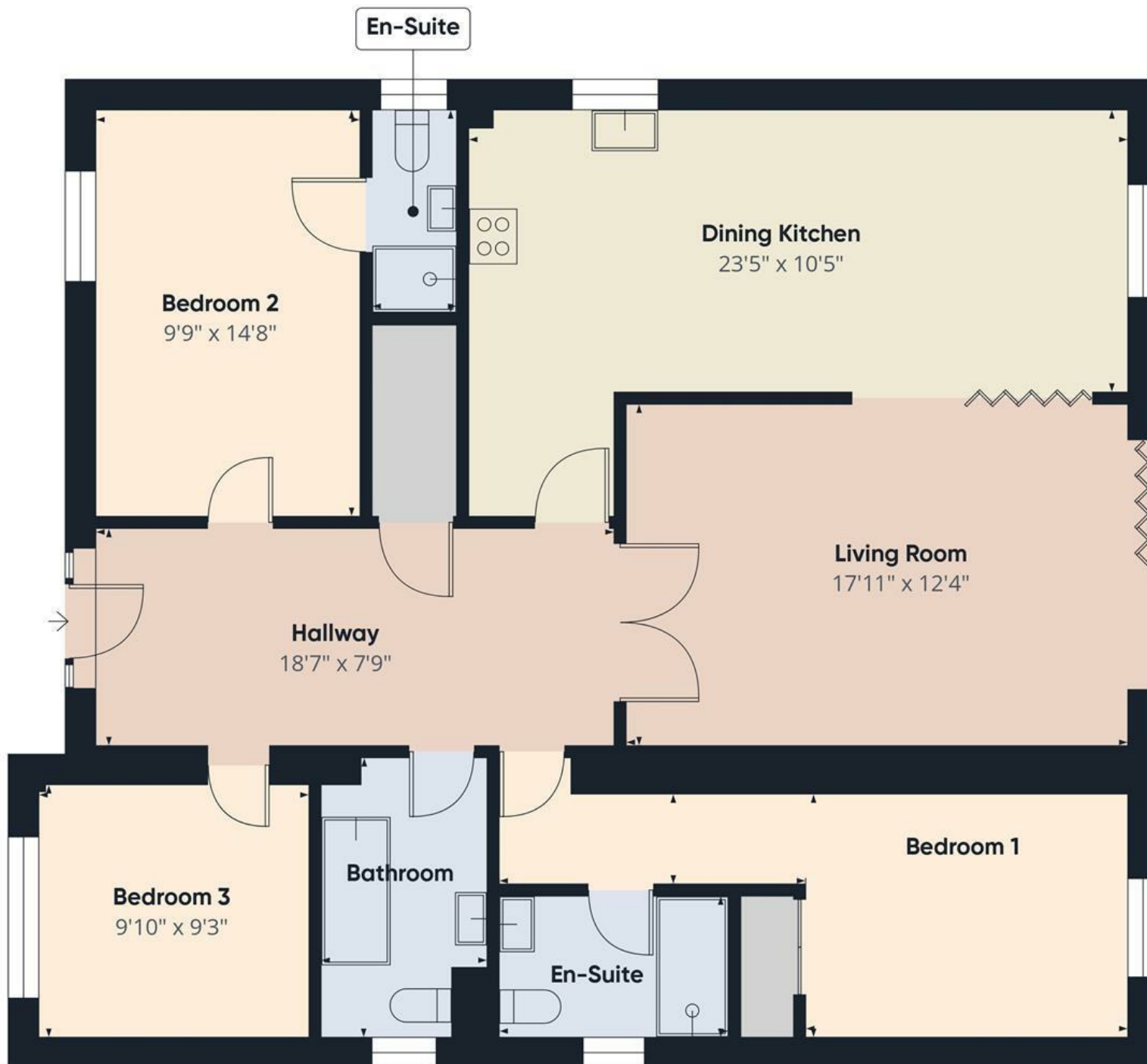












Approximate total area<sup>(1)</sup>  
1189 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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