



Elsham Rise, Hesse, HU13 0HP
Offers In The Region Of £350,000


**Philip
Bannister**
Estate & Letting Agents

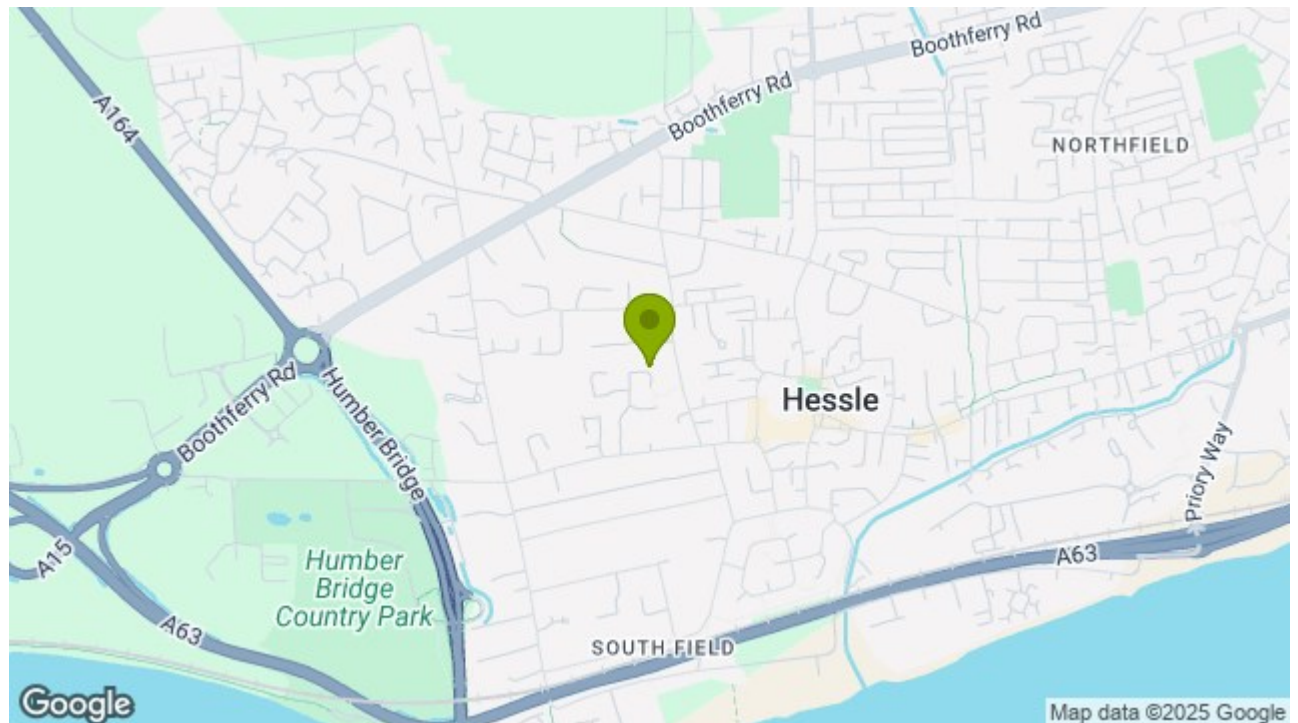
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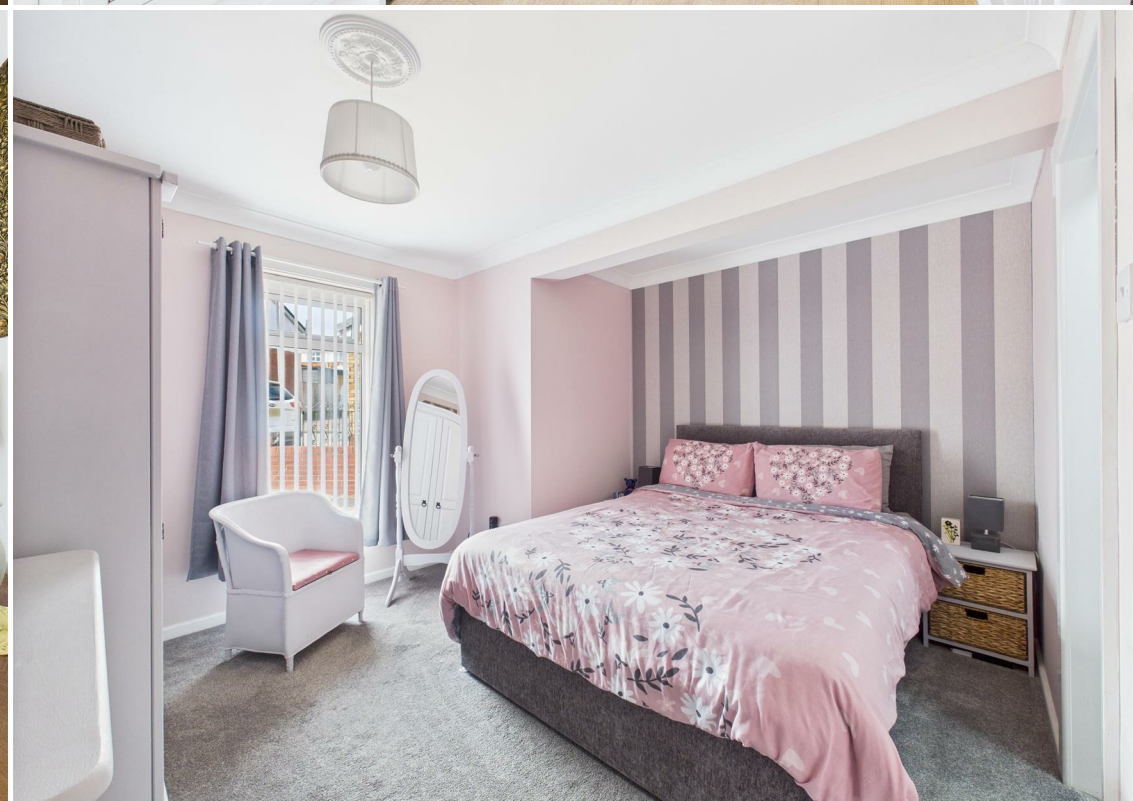
Situated in a quiet cul-de-sac in the heart of Hessle, this beautifully extended and remodelled detached bungalow offers exceptional living space throughout. The property boasts three generous double bedrooms, including a master with en-suite, a stylish family bathroom, a spacious dining kitchen, a bright and airy living room, and a charming conservatory. Externally, the meticulously maintained rear garden is a true highlight, featuring an array of mature plants and shrubs, multiple patio areas, a covered seating space, a greenhouse, and a garage - perfect for both relaxation and outdoor entertaining.

Key Features

- Rarely Available
- 3 Bedroom Detached Bungalow
- Superbly Appointed Throughout
- Fabulous Dining Kitchen
- Off-Street Parking & Garage
- Highly Desirable Location
- Ideal Position within Cul-De-Sac
- 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		
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.

ACCOMMODATION;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation.

LIVING ROOM

A generous living room with luxury vinyl flooring, feature fireplace housing a dual fuel burning stove, bay window to the front elevation and further window to the side elevation.

DINING KITCHEN

A superbly appointed and extremely spacious dining kitchen. With shaker style wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include a Range Cooker, a Fridge/Freezer, Automatic Washing Machine, Tumble Dryer, Automatic Dishwasher and an Extractor Fan. Further benefitting from ample dining space, recessed spotlights, windows to the side elevation and a door leading to the rear garden.

CONSERVATORY

Providing further reception space with a fabulous aspect over the rear garden.

BEDROOM 1

A bedroom of double proportions with window to the side elevation and access to the en-suite.

EN-SUITE

A fully tiled en-suite with a three piece suite comprising of a shower enclosure, vanity wash hand basin and a low flush WC. Further benefitting from a heated towel rail and a window to the side elevation.

BEDROOM 2

A further bedroom of double proportions with bay window to the rear elevation.

BEDROOM 3

A double bedroom with fitted sliding wardrobes and access to the Conservatory.

BATHROOM

A fully tiled bathroom with a three piece suite comprising of a panelled bath with overhead shower, a vanity unit housing a low flush WC and a wash hand basin. Further benefitting from a radiator and a window to the side elevation.

EXTERNAL;

FRONT

With a brick-set driveway providing ample off-street parking.

REAR

This stunning rear garden has been landscaped to a superb standard and is beautifully maintained throughout. Bursting with mature plants, colourful shrubs, and vibrant flowerbeds, it offers a tranquil, private setting with multiple seating areas, including a charming covered wooden gazebo. A stylish patio with raised planters and open lawn complete this

exceptional outdoor space, perfect for relaxing or entertaining.

GARAGE

With up and over door, side 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.

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.

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^m
1081 ft²

(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.

GIRAFFE360



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