



Chestnut Avenue, Hessle, HU13 0RH

£580,000



Platinum Collection

Chestnut Avenue, Hesse, HU13 0RH

Opportunities to purchase a home of this calibre are few and far between. Set within Hesse's distinguished conservation area, this Edwardian property combines timeless architectural charm with the convenience of modern living. Inside, original period details are enhanced by tasteful contemporary fittings, creating a home that feels both elegant and practical. The generous proportions include spacious bedrooms designed for family comfort, while outside a superb rear garden provides the perfect setting for relaxation and entertaining.

Altogether, this is a rare chance to acquire a beautifully balanced family home in one of Hesse's most desirable locations.



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Key Features

- Fabulous Period Property
- Bursting with Character & Original Features
- 5 Bedrooms
- 3 Reception Areas
- Wrap Around Gardens
- Beautifully Appointed Throughout
- Highly Desirable Location
- 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.

GROUND FLOOR;

PORCH

ENTRANCE HALL

LIVING ROOM

Beautiful generous living room with feature fireplace housing a log burning stove and a bay window to the front elevation.

SITTING ROOM

A versatile reception space with feature log burning stove and French doors to the side elevation.

DINING AREA

With tiled flooring, window to the rear elevation and open to the Kitchen area.

KITCHEN

The kitchen is fitted with an extensive range of matching base, wall, and drawer units, complemented by high-quality worktops that provide ample preparation space. A Rangemaster oven with coordinating hood extractor serves as a central feature, alongside an American-style refrigerator and a dedicated wine cooler for added convenience. The design is further enhanced by an inset sink unit, thoughtfully positioned for practicality, while a

generously sized walk-in pantry offers excellent storage and completes this well-appointed kitchen.

UTILITY

With wall and base fitted units solid wood work surfaces, Belfast sink, plumbing for an Automatic Washing Machine, space for a tumble Dryer, French doors to the rear elevation.

WC

With low flush WC.

FIRST FLOOR;

BEDROOM 1

Superb master bedroom with fitted wardrobes feature fireplace housing a cast iron fire, bay window to the front elevation and access to the en-suite.

EN-SUITE

With a three piece suite comprising of a shower enclosure, wash hand basin and concealed cistern WC. Further benefitting from partially tiled walls, recessed spotlights, tiled flooring and a window to the side elevation.

BEDROOM 2

A further double bedroom with feature fireplace, sash windows to the side elevation, fitted wardrobes and access to the en-suite.

EN-SUITE

With shower cubicle, vanity wash hand basin and a low flush WC. Further benefitting from heated towel rail, tiled walls and flooring, recessed spotlights.

BEDROOM 3

A bedroom of double proportions with fitted wardrobes and window to the rear elevation.

BEDROOM 4 / DRESSING ROOM

Currently utilised as a dressing room with laminate wood flooring, window to the front elevation.

BEDROOM 5

A single bedroom with laminate wood flooring and a window to the rear elevation.

BATHROOM

Family bathroom with freestanding bathtub, low flush WC and a vanity wash hand basin. Further benefitting from a window to the side elevation and a heated towel rail.

EXTERNAL;

FRONT

SIDE

Superb hidden side garden, a quiet retreat.

REAR

With shaped lawn, patio area and access to the garage.

GARAGE

Detached double garage with light and power supply. Parking in front.

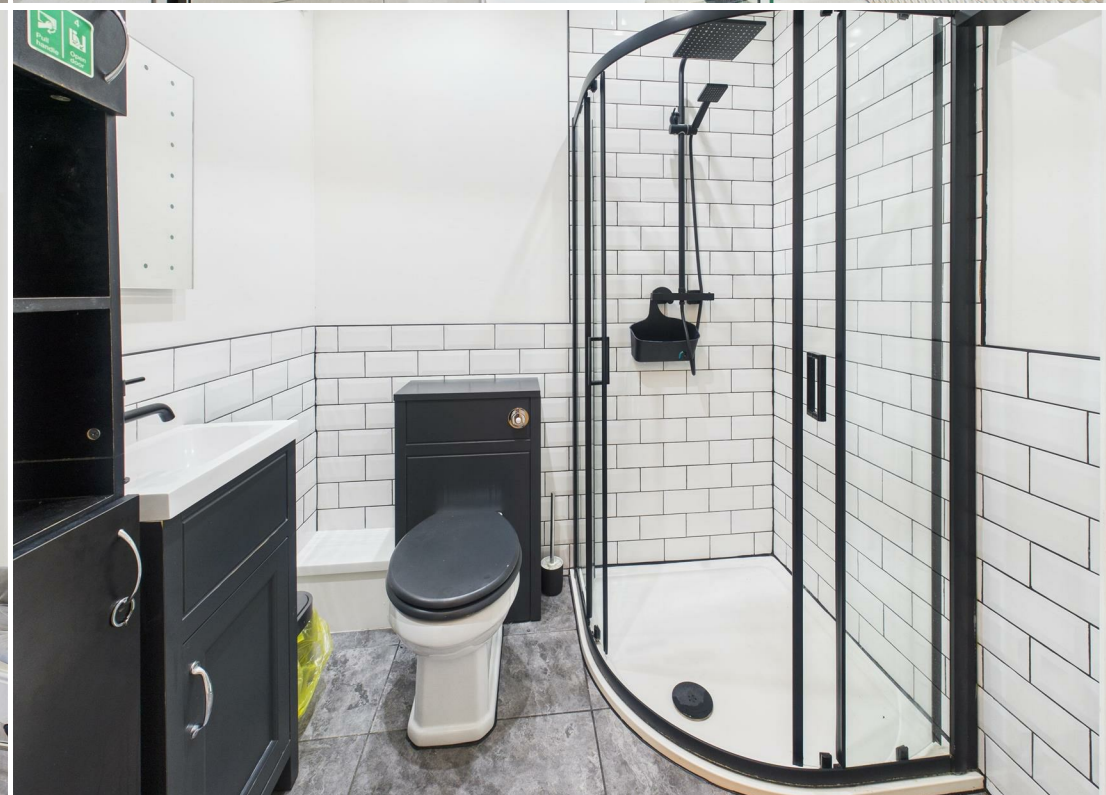
GENERAL INFORMATION

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.

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.

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.

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)







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