



Boothferry Road, Hessle, HU13 0NH
£485,000



Platinum Collection

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Welcome to 'Trails End' – a totally unique, stylish and contemporary four-bedroom detached home situated in the heart of Hessle.

This exceptional property stands out for its generous and thoughtfully designed living spaces, secure off-street parking, and well landscaped rear garden.

The ground floor features a stunning, state-of-the-art dining kitchen that seamlessly flows into a cosy sitting room, offering an ideal space for both relaxing and entertaining. A separate living room, study, utility room and WC further enhance the practicality of the home.

Upstairs, you'll find very generous bedrooms, including a luxurious master suite complete with fitted wardrobes and a sleek en-suite shower room, as well as a modern family bathroom with a four-piece suite.

'Trails End' presents a rare opportunity to acquire a truly one-of-a-kind family home in a prime location.



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Key Features

- Unique Stylish Contemporary Home
- Superior Detached Property
- Gated Driveway with Ample Off-Street Parking & EV Charger
- 3 Double Bedrooms
- 3 Reception Rooms
- Stunning Dining Kitchen
- Highest Quality Throughout
- EPC = B
- Underfloor Heating to Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		92
(81-91) B	85	
(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;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation with stairs and WC off, further benefitting from tiled flooring with under-floor heating.

WC

With a concealed cistern WC, a wash hand basin, tiled flooring with under-floor heating, partially tiled walls and recessed spotlights.

STUDY / OFFICE

A versatile reception space currently utilised as an office/study with parquet style karndean flooring, floor to ceiling bay window, feature wall panelling and a storage cupboard.

LIVING ROOM

Am extremely generous living room with parquet style karndean flooring with under-floor heating, fitted storage/media unit and a window to the front elevation.

DINING KITCHEN

The hub of the home. A stunning open family space bursting with quality. The kitchen area benefits from

pale grey shaker style wall and base units with quartz worksurfaces, upstands and splashback plus a breakfast bar. Integrated appliances include an Electric Double Oven, 5 Ring Gas Hob, Automatic Dishwasher, Inset Sink and Drainer with Curved Mixer Tap. The space further benefits from parquet style karndean flooring with under-floor heating, ample dining space, recessed spotlights and windows to the side and rear elevations.

SITTING ROOM

Open to the dining kitchen and benefitting from a vaulted ceiling, French doors overlooking the rear garden, a window to the side elevation and parquet style karndean flooring with under-floor heating.

UTILITY ROOM

With matching units and work surfaces from the kitchen, plumbing for an Automatic Washing Machine, space for a Dryer plus a stainless steel sink with drainer and curved mixer tap. Further benefitting from tiled flooring with under-floor heating, recessed spotlights and a door to the side elevation.

FIRST FLOOR;

BEDROOM 1

A superb master bedroom with fitted wardrobes, bay windows with fitted windows seat with storage facilities, access to the en-suite and recessed spotlights.

EN-SUITE

With a three piece suite comprising of a shower enclosure, a low flush WC and a vanity wash hand basin. Further benefitting from tiled flooring, partially tiled walls, recessed spotlights, a window to the front elevation and a heated towel rail.

BEDROOM 2

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

BEDROOM 3

A further double bedroom a window to the front elevation and a fitted wardrobe.

BEDROOM 4

A generous bedroom with window to the rear elevation.

BATHROOM

A beautiful fully tiled family bathroom with a four piece suite comprising of a walk-in shower, a panelled bath, a low flush WC and a vanity wash hand basin. Further benefitting from recessed spotlights and a window to the rear elevations.

EXTERNAL;

FRONT

Benefitting from electronic gates providing ample secure off-street parking.

REAR

A landscaped rear garden with porcelain paved patio, artificially turfed lawn and timber fencing.

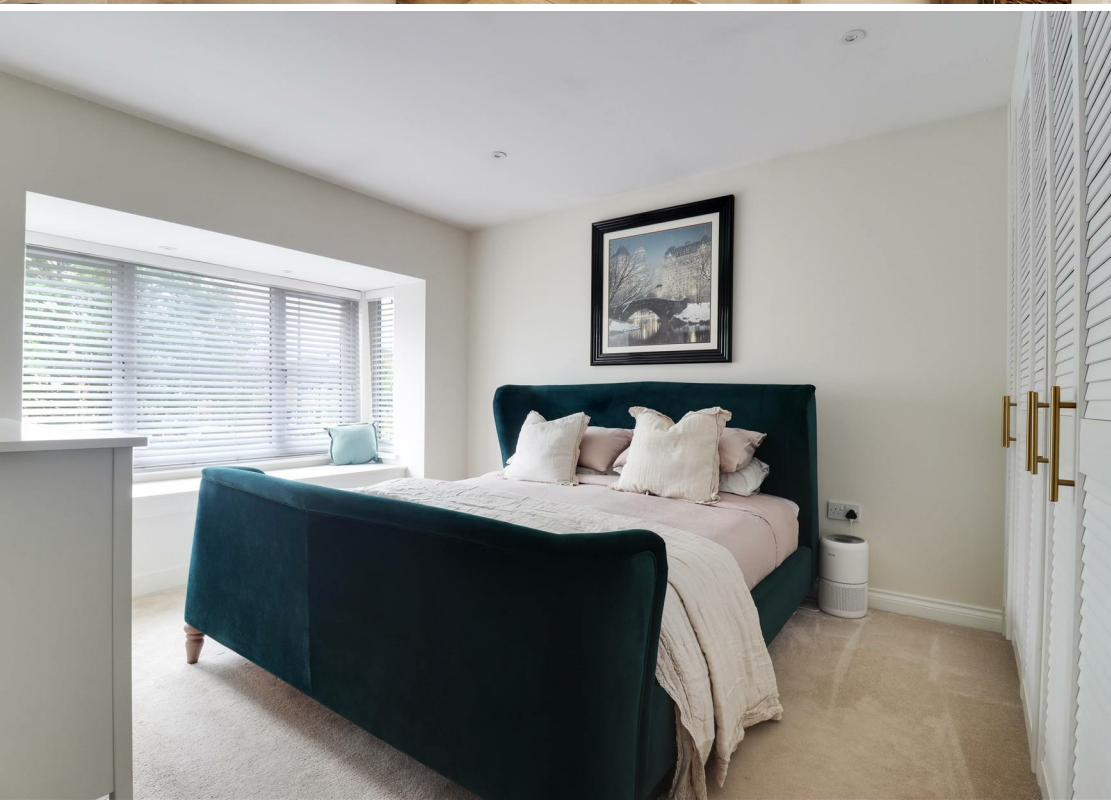
GENERAL INFORMATION

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 and under-floor heating to the ground floor.

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 . (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)

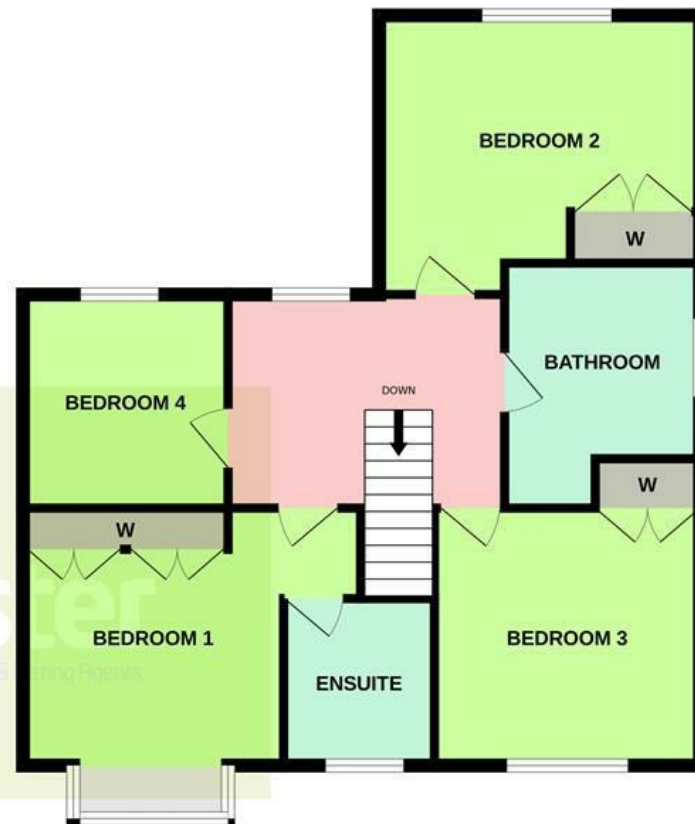




GROUND FLOOR
1094 sq.ft. (101.6 sq.m.) approx.



1ST FLOOR
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA : 1915 sq.ft. (177.9 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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