



Tekels Lodge, Woodfield Lane, Hessle, East Yorkshire, HU13 0EW

EXCEPTIONAL CONTEMPORARY HOME WITH LUXURIOUS OPEN-PLAN LIVING, NESTLED IN HESSLE'S PRESTIGIOUS CONSERVATION AREA



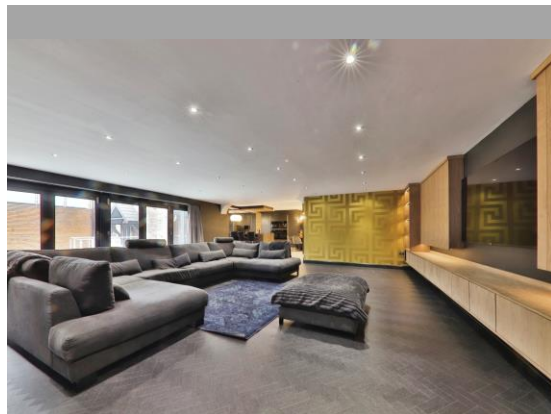
Discover the elegance and sophistication of Tekels Lodge, a remarkable home that marries the finest aspects of contemporary design with the warmth of family living. Nestled in the esteemed Southfield Conservation Area of Hesse, East Yorkshire, this property is a sanctuary of style and serenity. Its grand scale, extending over approximately 2700 sq ft, is complemented by an open and inviting atmosphere, making it a perfect backdrop for both lively entertainment and quiet moments alike. The proximity to the Humber foreshore adds a layer of natural beauty and leisure opportunities, while local amenities ensure everything you need is just a stone's throw away.

As you step into Tekels Lodge, you're immediately embraced by its distinctive character and innovative design. This property is not just a home; it's a lifestyle statement, offering an unparalleled blend of luxury, comfort, and functionality. The heart of the home is the magnificent open-plan living area, where natural light floods in through the expansive bi-fold doors, enhancing the sense of space and connection to the outdoors. This area, complete with a high-specification kitchen and stylish media wall, is tailor-made for hosting memorable gatherings or simply enjoying everyday family life.

The strategic location within Hesse's conservation area ensures that while you enjoy the tranquillity and privacy of your home, you're never far from the vibrancy of community life. A leisurely walk will take you to the majestic Humber Bridge and the tranquil foreshore, offering a perfect escape into nature. Meanwhile, the bustling local scene, with its array of shops, restaurants, and bars, brings convenience and culture to your doorstep.

Tekels Lodge also boasts impressive outdoor spaces. The multi-level private terraces and spacious garden areas are thoughtfully designed to host friends and family or to serve as a peaceful retreat for sun-drenched afternoons. The addition of secure parking, including a double garage accessed via electric gates, adds a layer of practicality and security to this exquisite home.





Each of the five double bedrooms offers a haven of comfort and style, with the stunning master suite featuring its own south-facing terrace, providing a private outdoor space to enjoy the serene surroundings. The attention to detail in the presentation of this home is evident throughout, making it a ready-to-move-in gem in a highly sought-after location.

With its blend of modern luxury, strategic location, and thoughtful design, Tekels Lodge is more than just a property; it's a home where every detail contributes to a lifestyle of comfort, elegance, and ease.

Location

The property is well placed for all local amenities with first class shopping facilities available within the centre of Hessle and good schooling lies within walking distance. Good road and rail connections are available with the main line train station at Hessle being within walking distance and the A63 dual carriageway runs nearby to the south, an intersection of which lies approximately one mile distant, allowing convenient access to the Hull City Centre and the country's main motorway network. The Humber Bridge toll road provides access to the south bank and Lincolnshire.

Tenure

The tenure of the property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal

Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!



GROUND FLOOR
1371 sq.ft. (127.4 sq.m.) approx.



1ST FLOOR
747 sq.ft. (69.4 sq.m.) approx.



2ND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 2713 sq.ft. (252.1 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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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

