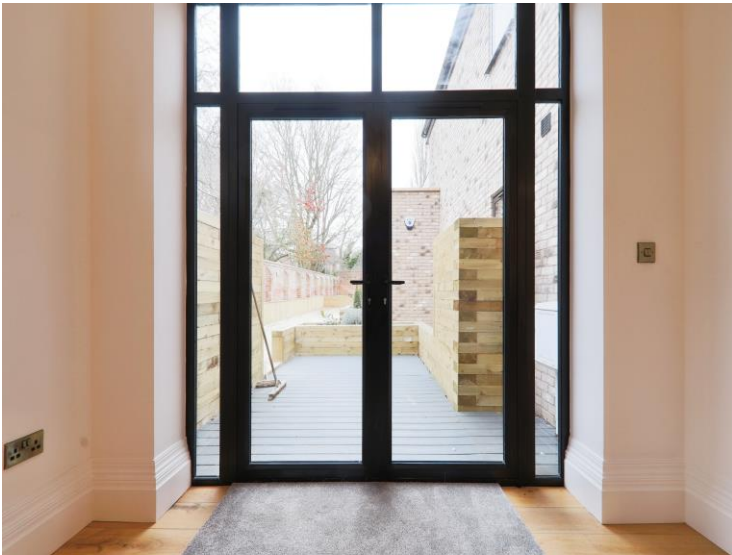




Apartments At 40 Southfield, Hesse, East Riding of Yorkshire, HU13 0EU

SOUTHFIELD CONSERVATION AREA APARTMENTS A RARE OPPORTUNITY IN HESSLE



Discover these beautifully converted Victorian apartments in the heart of Hesse's prestigious Southfield Conservation Area. With six luxurious homes to choose from, this exclusive development combines period charm with modern convenience, offering a truly special place to live.

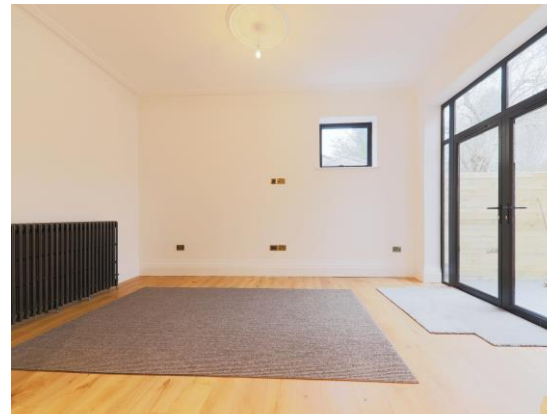
The Apartments:

Each apartment is thoughtfully designed with generous proportions, high ceilings, and all the features you'd expect for contemporary living. Security systems and parking for two cars per property are included, ensuring both comfort and practicality. Ranging in size from 800 to 1,300 square feet, the apartments offer two or three bedrooms, each with two bathrooms. There are two designated parking spaces for each apartment and communal grounds which area maintained under the service agreement.

Among the highlights is a striking mezzanine apartment featuring an apex window that floods the space with natural light. All apartments benefit from private outdoor terraces, accessible through French or bi-fold doors, creating a seamless connection between indoor and outdoor living.

Located in Hessle, a charming town just outside Kingston upon Hull, the area offers a vibrant mix of shops, cafés, bars, and restaurants. The renowned Humber Bridge is just a short stroll away, offering stunning estuary views and scenic walkways. For commuters, the A63/M62 motorway network and the local railway station are easily accessible, making it an ideal base for modern living.

Don't miss the opportunity to view what the agent regards as one of the finest period conversions in years. With attention to detail and an eye for quality, these apartments promise a unique and comfortable lifestyle.





APARTMENT 1

An impressive communal entrance with a fine period staircase gives access to this ground floor apartment extending to approximately 900 sq. ft. featuring a superb open plan dining living kitchen with French doors to a private terrace overlooking the garden.

The kitchen area has a comprehensive range of cabinets with all integrated appliances. Master bedroom with en-suite shower room, second double bedroom and family bathroom.

APARTMENT 2

An impressive communal entrance with fine period staircase gives access to the entrance of this ground floor apartment extending to 1050 sq. ft. and comprises entrance hall with cloaks cupboard, an impressive dining living kitchen 26'8" x 17'8" with a high specification kitchen with quartz worktops and all integrated appliances.

Double doors lead to a private terrace overlooking the garden. Inner hall gives access to the master bedroom with large walk-on bay window and en-suite shower room, a large second double bedroom and family bathroom.



APARTMENT 3

This ground floor apartment with overall floor area of 800 sq.ft., has its own private entrance and a spacious outdoor terrace accessed from bi-fold doors to the stunning open plan dining living kitchen.

The entrance has a large cloaks cupboard, master bedroom with en-suite shower room, second double bedroom and family bathroom.

APARTMENT 4

A galleried landing sets the tone for the entrance to this exceptional duplex first and second floor apartment extending to 1248 sq.ft.

Comprising entrance hall with a large cloaks cupboard and double doors open out to a superb 30' x 15'6" open plan dining living kitchen with a south facing bay window and double French doors leading to a private first floor terrace with glass balcony overlooking the grounds.

The kitchen area is well equipped with a comprehensive range of appliances. Master bedroom with en-suite shower room.

The second floor has two bedrooms and a large connecting Jack and Jill bathroom. This whole floor could be adapted as a superb master bedroom suite with its own dressing room. The bathroom features a stylish free standing bath.

APARTMENT 5

A galleried landing sets the tone for this, the largest of the apartments. This duplex offers around 1300 sq.ft. of living space with high ceilings and generous proportions.

A large living room with south facing bay window is open plan to a dining kitchen 20' x 15' approx. with a comprehensive range of stylish appliances and quartz worktops. Double French doors lead to a private terrace with glass balcony overlooking the grounds.

The versatile second floor could provide two further bedrooms or create a fantastic master bedroom suite with its own dressing room and a superb en-suite bathroom with free standing bath.



APARTMENT 6

Has its own private entrance. As you walk-in you are captured by the vaulted ceiling and glass balcony which features the mezzanine and master bedroom.

A large 20' x 19' open plan dining living kitchen has patio doors to a private and spacious first floor terrace overlooking the gardens, a further double bedroom and shower room.

Tenure:

The property is Leasehold.

Length Of Lease: 999 years

Service Charge: £1200 per annum/£100 per month to include external maintenance of building, grounds and communal areas, ground rent, plus building insurance.

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.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.





SOUTHFIELD, HESSELE, HU13 0EU

TOTAL FLOOR AREA : 897 sq.ft. (83.3 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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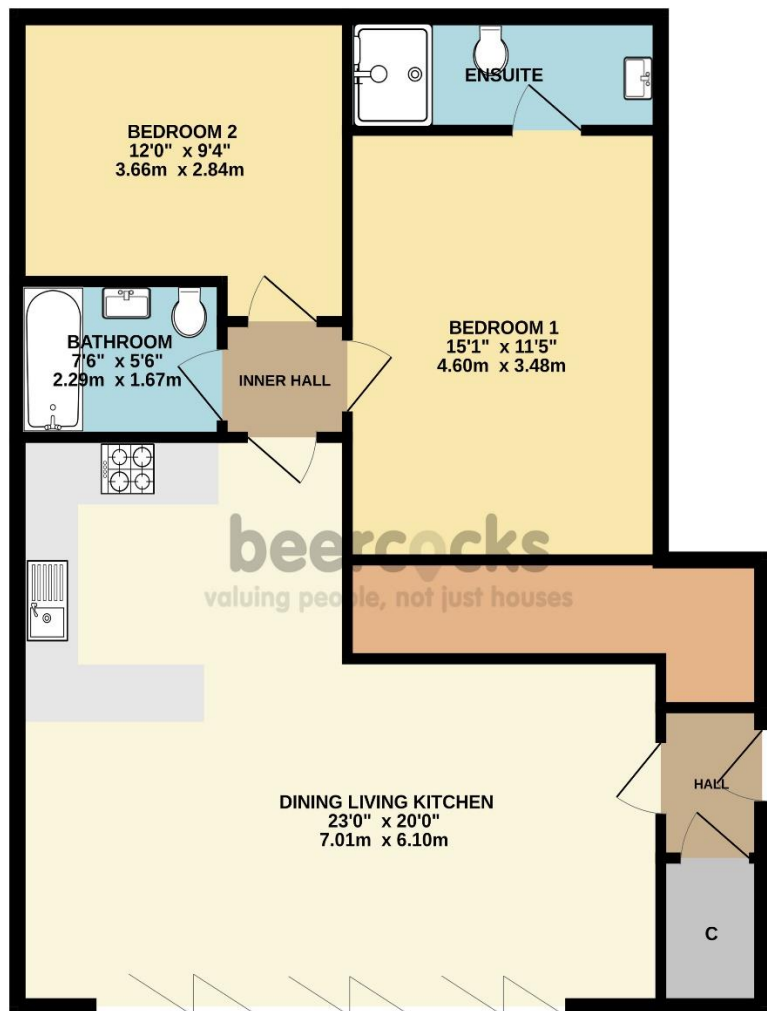
FLAT 2, 40 SOUTHFIELD, HESSELE, HU13 0EU

TOTAL FLOOR AREA : 1050 sq.ft. (97.5 sq.m.) approx.

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APARTMENT 3
800 sq.ft. (74.3 sq.m.) approx.



APARTMENT 3, 40 SOUTHFIELD, HESSLE, HU13 0EU

TOTAL FLOOR AREA : 800 sq.ft. (74.3 sq.m.) approx.

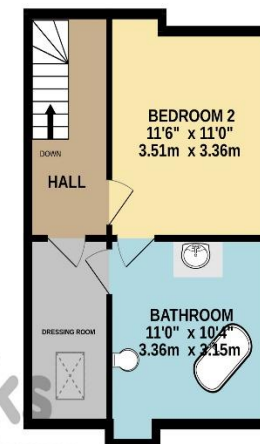
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Apartment 4

APARTMENT 4
1ST FLOOR
876 sq.ft. (81.4 sq.m.) approx.



2ND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



APARTMENT 4, 40 SOUTHFIELD, HESSLE, HU13 0EU

TOTAL FLOOR AREA : 1248 sq.ft. (115.9 sq.m.) approx.

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Apartment 5

APARTMENT 5
1ST FLOOR
900 sq.ft. (83.6 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



APARTMENT 5, 40 SOUTHFIELD, HESSLE, HU13 0EU

TOTAL FLOOR AREA: 1317 sq.ft. (122.4 sq.m.) approx.

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Apartment 6

GROUND FLOOR ENTRANCE
48 sq.ft. (4.4 sq.m.) approx.

1ST FLOOR
940 sq.ft. (86.4 sq.m.) approx.

2ND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



APARTMENT 6, 40 SOUTHFIELD, HESSLE, HU13 0EU

TOTAL FLOOR AREA: 1008 sq.ft. (93.7 sq.m.) approx.

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

