



25A Heads Lane, Hessle, HU13 0JH

Offers In Excess Of £550,000



# 25A Heads Lane

Hessle, HU13 0JH

- EXECUTIVE DETACHED FAMILY HOME
- PRIVATE CUL-DE-SAC
- LANDSCAPED GARDENS
- FIVE BEDROOMS
- OPEN PLAN LAYOUT
- DISCREET SETTING OFF HEADS LANE, HESSLE
- IMMACULATE PRESENTATION THROUGHOUT
- GENEROUS PLOT SIZE
- 3 BATHROOMS

IMMACULATELY APPOINTED MODERN HOME IN A PRIVATE CUL-DE-SAC SETTING.

Offering a potential purchaser the opportunity to secure a highly specified home located within a delightful and enviable environment.

Attractively positioned off the desirable Heads Lane, the living space available offers a commitment to well-planned and stylishly designed living spaces. The development of just 2 executive homes provide lifestyle and location with a flexible internal layout to provide a home of broad appeal for prospective family purchasers.

The individually designed property extends in the region of 2100 square feet to three floor levels with a number of unique features including impressive eco credentials to include photo-voltaic panels and heat recovery system and under floor heating to the ground floor level.

The generous and well specified living space briefly comprises; Entrance hall, formal reception lounge, open plan to a dayroom/dining area and family kitchen, all taking advantage of the garden outlook. A good-sized utility room and integral garage also exist to the ground floor level.

To the first floor a gallery landing provides access for up to 4 bedrooms. A guest suite benefits from an en-suite shower room with 3 further bedrooms and house bathroom. At second floor level a master suite provides complete privacy with en-suite provision and plant room.



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### ENTRANCE HALLWAY

A welcoming entrance to this immaculately appointed family home. Benefiting from modern styling throughout with a composite style entrance door, glazed inserts, additional uPVC window to side. Staircase approach leading to first floor level with balustrade and spindles and access to generously sized understairs store.

### RECEPTION LOUNGE

19'2" x 12'3" (5.85 x 3.74)  
With uPVC double glazed window to the front aspect and a central focal point being provided via a cast iron log burning chimney stove with recessed fireplace and granite hearth detailing. Porcelain tiled floor coverings being open plan to...

### FAMILY DAY ROOM/ KITCHEN

19'7" x 12'10" (5.99 x 3.92)  
Boasting good levels of natural daylight via French doors and accompanying windows to the rear facing elevation. Suitably sized to accommodate a dining table, being open plan to the main body of the kitchen including seamless low level soft closing doors and drawers with additional pan drawers in matt white finish with contemporary door furniture and contrasting dark wall mounted units. A central focal point is provided via a kitchen island with contrasting work surface over. Inset sink and drainer with feature mixer tap, integrated dishwasher. Gas burning hob with extractor canopy over. Low level double oven. Inset spotlights to ceiling, additional cupboard downlighters.

### INNER HALLWAY

Providing access through to integral garage.

### CLOAKROOM/ WC

With uPVC privacy window, concealed cistern low flush WC with contemporary style mounted vanity unit and storage below. Chrome tap furniture and modern tiling with feature tiling to side wall.

### UTILITY ROOM

8'11" x 9'6" (2.74 x 2.91)  
With access door to patio terrace, a range of fitted wall and base units with stainless steel sink and drainer. Space for freestanding white goods, wall mounted Worcester boiler also.

### FIRST FLOOR LANDING

A gallery landing provides access to four first floor bedrooms with further staircase leading to the second floor level and the Master suite. Balustrade and spindles.

### BEDROOM TWO/ GUEST BEDROOM

14'10" x 12'3" at longest and widest point (4.53 x 3.74 at longest and widest point)  
Of double bedroom proportions with space for freestanding bedroom furniture and uPVC double glazed windows to the front outlook.

### ENSUITE SHOWER ROOM

With uPVC privacy window to side, corner shower cubicle with mains fed shower, contemporary tiling with mosaic border detail. Low flush WC and wall mounted basin with heated towel rail.

### BEDROOM THREE

20'1" x 9'6" (6.13 x 2.91)  
With window to the front outlook, Velux roof light providing additional natural daylight. Of an excellent size and used by the current vendors as an informal first floor sitting room.

### BEDROOM FOUR

10'2" x 10'5" (3.11 x 3.19)  
With uPVC double glazed window to the rear outlook and of double bedroom proportions with space for freestanding bedroom furniture.



#### BEDROOM FIVE

10'2" x 8'10" (3.11 x 2.70)  
With uPVC double glazed window to the rear outlook and of double bedroom proportions with space for freestanding bedroom furniture.

#### HOUSE BATHROOM

6'7" x 6'10" (2.03 x 2.10)  
Immaculately styled and neutrally appointed including a panel bath with feature chrome tap point. Wall mounted basin, walk in shower cubicle with mains fed shower head and console and low flush W.C.. Heated towel rail and tiling to floor coverings and splashbacks.

#### SECOND FLOOR LEVEL

With uPVC double glazed window to side elevation and deep storage cupboard opening through to...

#### MASTER SUITE

18'8" x 16'3" (5.71 x 4.96)  
Boasting excellent levels of privacy and seclusion being ideal for a private bedroom space with Velux roof lights and generously sized to accommodate double bed and free standing bedroom furniture. Access is provided to a plant room with auxiliaries for the heat exchange system and access to...

#### ENSUITE SHOWER ROOM

With double width walk in shower tray, mains fed shower head and console, tiling to splashbacks with mosaic border detailing. Pedestal wash hand basin and low flush WC with uPVC privacy window to side.

#### EXTERNAL

The property remains conveniently positioned being located off a private cul-de-sac form Heads Lane, Hessle. Featuring two individually designed homes built by Marsden Builders in 2013.

The property itself benefits from immaculate presentation and high specification with dedicated parking provided externally to a brick sett driveway offering ample provision with further space provided also for additional vehicles.

A well manicured laid to lawn grass section features with herbaceous planting, shrubbery and borders to perimeter boundaries and an external patio terrace to the side and front of the property.

Gated access is provided to the rear with a pathway leading round the building foot print. A patio terrace extends from the immediate building footprint with additional laid to lawn grass section and generous entertaining patio with raised planters and dedicated bar to the rear perimeter boundary. External lights and tap points, fenced boundary perimeter and walled boundary to the rear offering excellent levels of privacy and seclusion throughout. Must be seen to be fully appreciated.

#### COUNCIL TAX:

We understand the current Council Tax Band to be F

#### SERVICES :

Mains water, gas, electricity and drainage are connected.

#### TENURE :

We understand the Tenure of the property to be Freehold.

#### MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### MISREPRESENTATION ACT 1967

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If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

#### 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. For full details please contact the selling agent.



Floor Plans



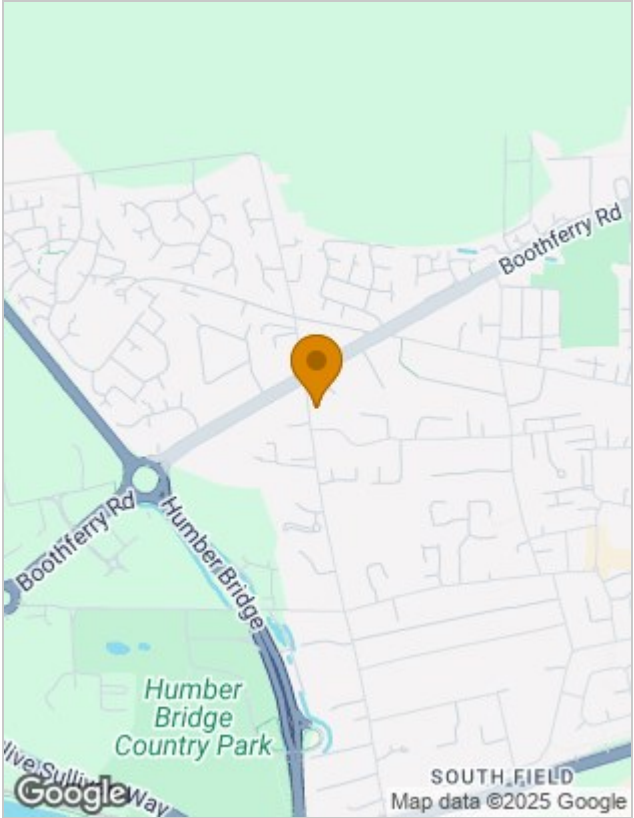
Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 West End, Swanland, HU14 3PE  
Tel: 01482 631133 Email: swansales@stanifords.com

Location Map



Energy Performance Graph

