

staniford
grays



15 Tennison Walk, Hessle, HU13 0FL

£439,950



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15 Tennison Walk

Hessle, HU13 0FL

- PROMINENT ESTATE SETTING
- MODERN FAMILY HOME
- FOUR BEDROOMS
- OPEN PLAN LIVING
- WEST FACING GARDEN
- OPEN GREENSPACE TO FRONTAGE
- MASTER SUITE
- TWO BATHROOMS
- DETACHED DOUBLE GARAGE
- SOLAR PANELS TO ROOF SPACE

MODERN FAMILY HOME WITH OPEN GREENSPACE TO FRONTAGE IN WELL REGARDED HESSLE DEVELOPMENT. STRONG ECO-CREDENTIALS WITH SOLAR PANELS TO ROOF.

Enjoying a prominent position this spacious, David Wilson family home comes ideally suited for applicants looking to take advantage of all the convenience of a modern styled family dwelling.

Smartly appointed throughout with an emphasis placed on open plan family living, being well specified throughout.

The arrangement of living space to the ground floor comprises, Reception Hallway, Cloakroom W.C., Garden facing Reception Lounge, Snug/Playroom. Further Reception space is provided to a Dining Room and Open Plan Breakfast Kitchen with Utility Room beyond.

To the first floor level a central landing gives access to a Master Bedroom with Dressing Area and En-Suite Shower Room and three further Double Bedrooms and a House Bathroom.

The plot benefits from a West facing garden with a double driveway and a detached Double Garage. Private facing gardens remain enclosed throughout with partially walled boundary.

5 years remain on the NHBC build warranty with internal viewing highly advised.



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GROUND FLOOR

ENTRANCE HALLWAY

12'11" x 7'11" (3.96m x 2.43m)

Accessed via composite style entrance door from Tennison Walk itself, leading to a welcoming entrance with laminate to floor coverings, staircase to first floor level with balustrade and spindles. Access is provided to further ground floor reception rooms and inner hallway leading to deep storage cupboard and...

CLOAKROOM W.C

6'4" x 3'1" (1.95m x 0.95m)

With uPVC double glazed privacy window to side, immaculately appointed white suite including pedestal wash hand basin and low flush w.c, laminate to flooring.

RECEPTION LOUNGE

18'0" x 12'9" (5.49m x 3.89m)

Being bright and spacious throughout with windows and doors to 3 elevations and full garden outlook via French doors. Suitably sized to accommodate a large furniture suite serving as a pleasant formal reception space.

STUDY / PLAYROOM

9'3" x 8'2" (2.84m x 2.49m)

With good levels of flexibility, has the potential to be used for a multitude of purposes, with uPVC double glazed window to the front outlook.

KITCHEN / DAY ROOM / DINING AREA

20'3" x 14'9" (6.18m x 4.52m)

A most impressive open-plan reception space spanning the length of the property, with bay fronted outlook over the greenspace to the front. With a dedicated space for the dining area, accessed from the hallway, leading open plan through to the well specified and immaculately appointed kitchen. Comprising of a selection of high gloss wall and base units with contemporary style contrasting work surface, soft closing doors/drawers, pan drawers, six-ring gas burning hob, extractor canopy, double mid-level oven, integrated fridge and freezer and integrated dishwasher, inset one-and-a-half bowl sink and drainer with swan neck mixer tap, laminate to full floor coverings and full uPVC double glazed window with full garden outlook to the West facing rear.

UTILITY ROOM

7'10" x 5'5" (2.41m x 1.67m)

With double glazed uPVC personnel access door to the rear, fitted with a range of wall and base units and plumbing for washing machine and dryer, laminate to floor covering.

FIRST FLOOR LEVEL

CENTRAL LANDING

Gives access to four double bedrooms with storage cupboard and loft access point also.

MASTER SUITE

13'5" x 9'4" (4.10m x 2.85m)

With dual aspect to the side elevations via uPVC double glazed windows, inner walkway features a dedicated bank of fitted wardrobes and dressing area (2.70m x 1.58m).

EN SUITE SHOWER ROOM

7'1" x 4'7" (2.18m x 1.41m)

With modern styling throughout and contemporary style sanitaryware including wash hand basin with chrome fitted tap point, low flush w.c, double width walk-in shower tray with sliding door and wall mounted head and console, modern style tiling to splashbacks and uPVC privacy window to side.



BEDROOM TWO 9'10" x 19'1" (3.02m x 5.82m)
With uPVC double glazed windows to the front outlook providing an elevated viewpoint over the open greenspace, of double bedroom proportions.

BEDROOM THREE 14'3" x 8'2" (4.36m x 2.51m)
With uPVC double glazed windows to front and side aspect, storage cupboard and of double bedroom proportions.

BEDROOM FOUR 10'10" x 9'6" (3.31m x 2.92m)
With uPVC double glazed window to the rear and suitably sized to accommodate freestanding furniture also.

HOUSE BATHROOM 9'3" x 6'4" (2.83m x 1.94m)
With modern sanitaryware, comprising our four piece suite with panel bath with chrome fitted tap point, low flush w.c, pedestal wash hand basin, double width walk-in shower tray with wall mounted head and console, contemporary style tiling to splashbacks, heated towel rail and uPVC privacy window to the rear.

OUTSIDE

This delightful detached family home was originally built by David Wilson Homes with 8 years remaining approximately on the NHBC build warranty. Pedestrian access is via Tennison Walk with picket style gated fence to the front perimeter boundary leading to the entrance door. An open greenspace features to the immediate front outlook, offering a pleasant scene. Vehicular access provided to the rear of the property, in turn leading to a double parking space and DETACHED DOUBLE GARAGE with up&over access doors and full power and lighting. A private and enclosed West facing garden is majority laid to lawn grass with the benefit of close boarded fencing and a walled perimeter boundary, offering excellent levels of security and seclusion throughout.

AGENTS NOTE

Given the modern appeal, this family home comes suited for applicants looking for ready to move in living space, who place lifestyle high on the agenda and looking to take advantage of all the services and amenities Hessle has to offer.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'F'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment with sole selling agents, Stanifords.com on Tel: (01482) - 631133
E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

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

PROPERTY PARTICULARS-DISCLAIMER

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.

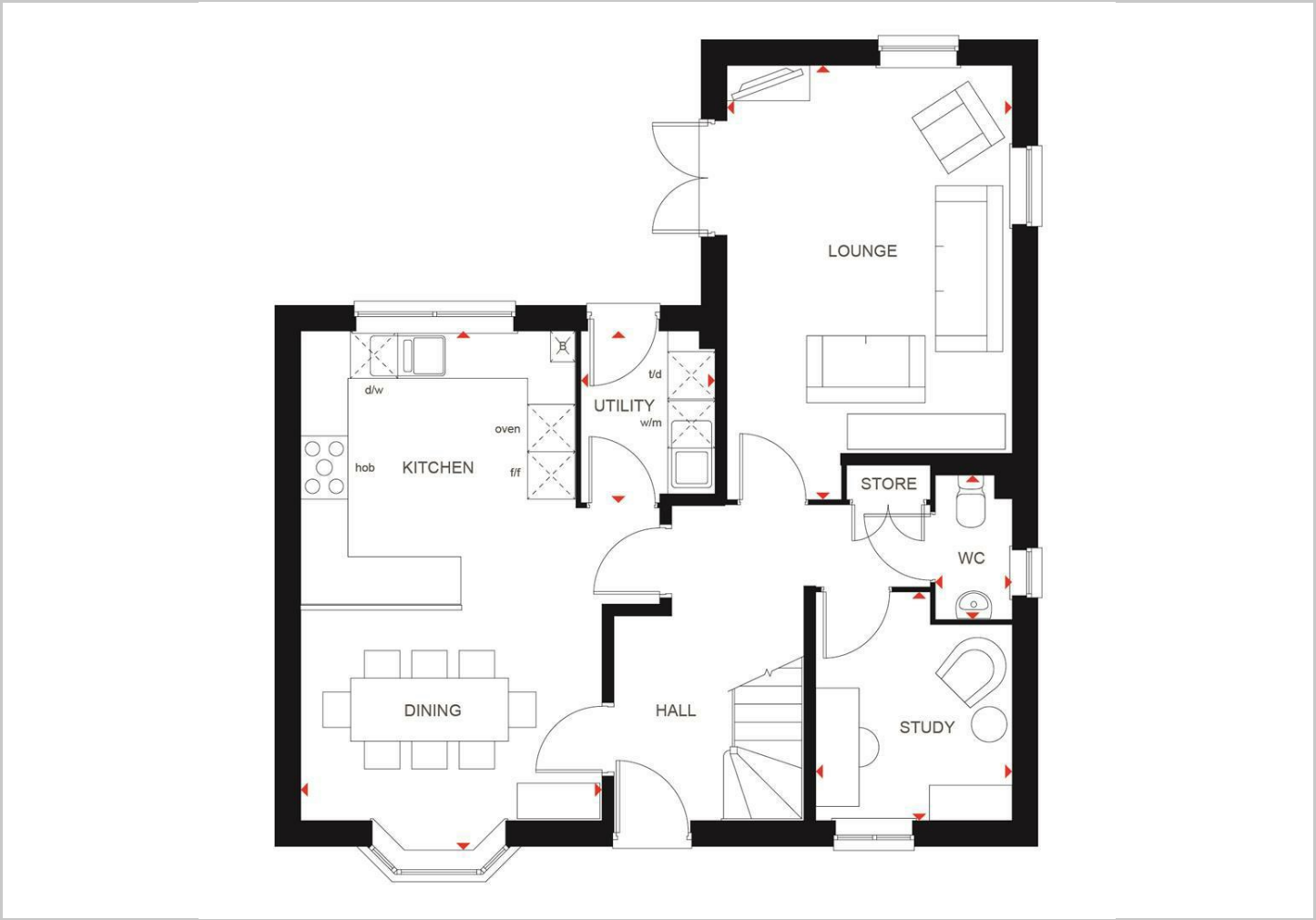
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

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.



Floor Plans



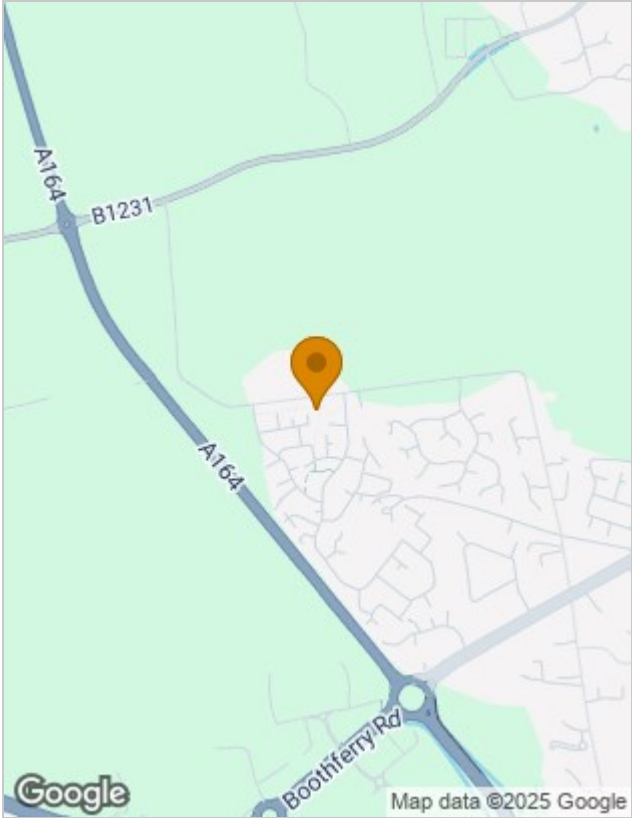
Viewing

Please contact our Swanland 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.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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