



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 1115 Hessle Road, Hull, HU4 6SB

### £380,000

Nestled on Hessle Road in Hull, this unique detached home offers an exceptional living experience for families seeking both space and comfort. Set on a generous plot of approximately one-fifth of an acre, this property boasts five well-proportioned bedrooms and three inviting reception rooms, making it an ideal choice for larger families or those wishing to accommodate extended family members.

The main residence features a thoughtfully designed layout, with three reception rooms that provide ample space for relaxation and entertainment. The kitchen and utility area are conveniently located on the ground floor, ensuring that daily living is both practical and enjoyable. Ascending to the first and second floors, you will find five spacious double bedrooms, perfect for creating personal retreats for each family member. The family bathroom is well-appointed, catering to the needs of a busy household.

One of the standout features of this property is the adjoining annex, which offers separate accommodation that is perfect for elderly relatives or teenage children seeking their own space. This additional living area enhances the versatility of the home, allowing for a harmonious blend of independence and family togetherness.

Situated on the outskirts of the charming West Hull town of Hessle, residents will benefit from access to well-regarded schools and a variety of local amenities, including supermarkets, restaurants, and delightful bakeries. This property truly represents a rare opportunity to secure a spacious family home in a desirable location, making it a must-see for those in search of something special.

## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor

### RECEPTION ROOM 1

13'10 max x 12'7 max (4.22m max x 3.84m max)

### RECEPTION ROOM 2

13'11 max x 12'8 max (4.24m max x 3.86m max)

### OFFICE

12'7 max x 12'11 max (3.84m max x 3.94m max)

with door to rear garden

### KITCHEN

18'3 max x 10'6 max (5.56m max x 3.20m max)

With a range of eye level and base level units with complementing, work surfaces, sink and drainer unit, space for Range style cooker, space for fridge-freezer and door to rear garden.

### UTILITY ROOM

15'4 max x 6'9 max (4.67m max x 2.06m max)

With a range of base level units with plumbing for washing machine.

### LOBBY

with door to rear garden

### ANNEX ROOM 1

14'6 max x 11'6 max (4.42m max x 3.51m max)

### ANNEX ROOM 2

14'2 max x 10'11 max (4.32m max x 3.33m max)

### ANNEX ROOM 3

23'6 max x 14'7 max (7.16m max x 4.45m max)

with french patio doors to courtyard/private garden.

### ANNEX SHOWER ROOM

With low-level WC, handbasin, shower cubicle with overhead shower, tiles to splashback areas.

## FIRST FLOOR

### BEDROOM 1

13'11 max x 12'5 max (4.24m max x 3.78m max)

### BEDROOM 2

14' max x 12'8 max (4.27m max x 3.86m max)

### BEDROOM 3

12'6 max x 10'10 max (3.81m max x 3.30m max)

### BATHROOM

12' max x 10'4 max (3.66m max x 3.15m max)

With low-level WC, pedestal handbasin, panelled bath, shower cubicle with overhead shower, floor to ceiling tiles.

## SECOND FLOOR

### BEDROOM 4

17'11 max x 15'8 max (5.46m max x 4.78m max)

### BEDROOM 5

18'3 max x 12'11 max (5.56m max x 3.94m max)

with low level WC, hand basin and shower cubicle.

## OUTSIDE

The front of the property is mainly gravelled providing off-street parking for multiple vehicles.

The rear garden is mainly laid to lawn with a patio area and several outhouses/storage spaces.

To the rear of the annex is an enclosed garden mainly laid with raised decking.

## CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

## DOUBLE GLAZING

The property has the benefit of double glazing.

## SOLAR PANELS

The property benefits from solar panels. For more information please speak to the office.

## TENURE

Symonds + Greenham have been informed that this property is Freehold.

## COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band D.

## DISCLAIMER

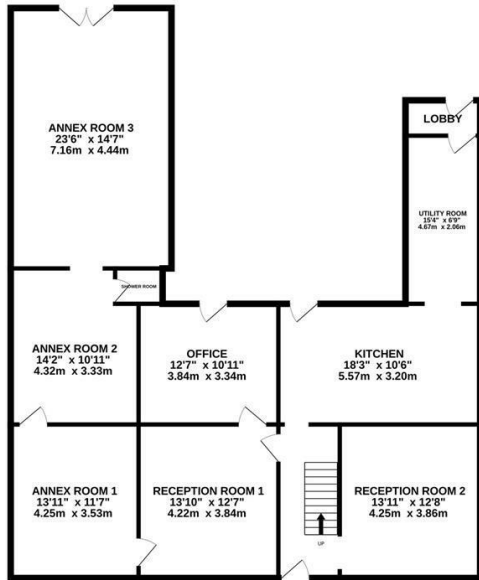
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

## VIEWINGS

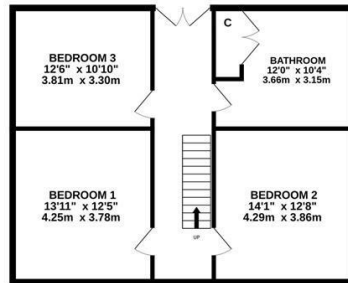
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



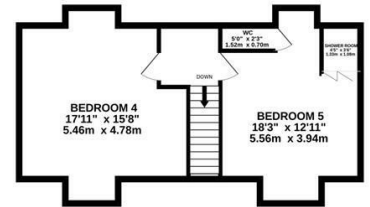
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

