

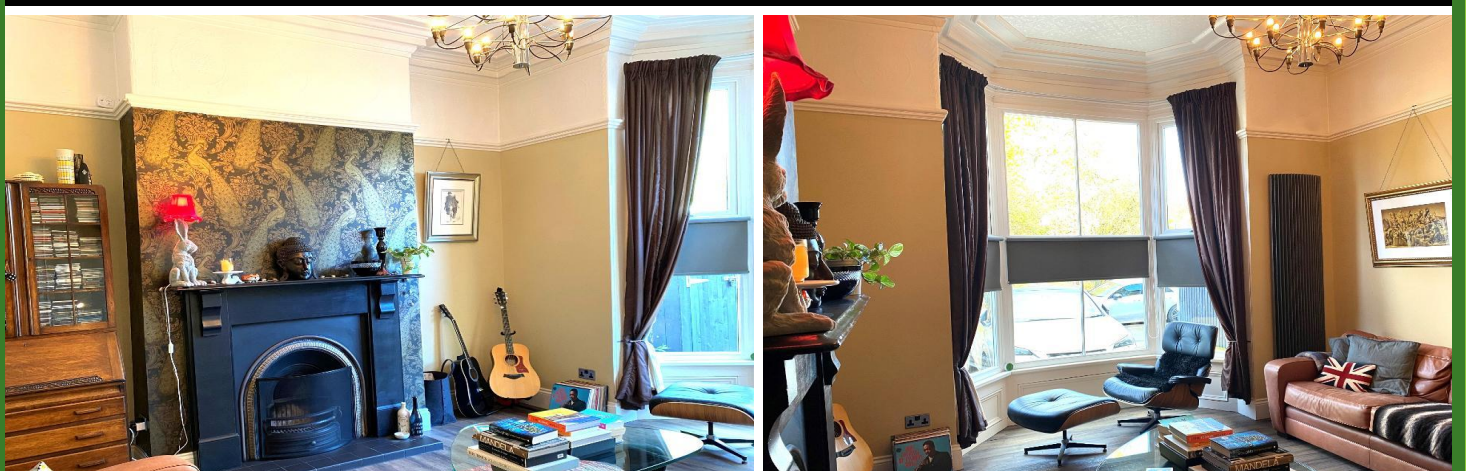
5 Bedroom End Terraced House

Hessle High Road, Hull, HU4 6SB

£280,000



- PERIOD PROPERTY • FIVE BEDROOMS • BEAUTIFULLY PRESENTED PROPERTY •
- SYMPATHETICALLY RESTORED • TASTEFUL & STYLISH FINISH • ORIGINAL FEATURES





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A magnificent and rarely available period property, which is presented to the highest standard throughout. Discerning purchasers cannot fail to be impressed with this very special property.

Its charm and character is evident on each and every level and within each room.

A beautifully presented property, where internal viewing is not only highly recommended but essential in order to appreciate the size and standard of the accommodation on offer.

The property is a credit to the present owners as they have retained much of the character and sympathetically restored many features, which serve to enhance the overall presentation throughout.

The internal accommodation briefly comprises of an enclosed entrance porch, which extends through to an inviting and welcoming entrance hall with original features.

A superb lounge with a deep bay window and fire place creates a lovely focal point to the room.

The rear sitting room with French doors provides views and access to the rear courtyard area.

The split level dining kitchen has been the subject of careful and tasteful updating, with a range of quality fitted units further complemented with coordinating fixtures and fittings.

This is a great domestic preparation area with generously proportioned space for dining, great for get togethers with family and friends.

Tucked away off the main kitchen area is a recessed utility/laundry room.

The ground floor bathroom has a unique suite to include a free standing bath, wash hand basin and WC.

To the first floor are three aesthetically pleasing bedrooms, the master bedroom having the added benefit of a walk in dressing room.

The family shower room has a triple walk in shower enclosure.

The separate WC is conveniently placed just off the main landing and adjacent to the shower room.

To the second floor are two spacious bedrooms.

Outside to the rear is a pretty, low maintenance courtyard garden with a decking/patio seating area.

As one would expect from a property of this calibre there is a gas central heating system and double glazing, with many endearing features too numerous to mention.

A very special property, one not to be missed!

Location

The property is perfectly place to all amenities much needed for day to day living.

There are busy local shopping centres, however for a more extensive shopping experience, there are many busy local traders within the well visited Hessele Square.

The property is conveniently located close to the popular Pickering Park, which is within walking distance.

Regular public transport connections provide easy links to Hull City Centre and the West Hull Villages of Hessele, Swanland, North Ferriby and Willerby.

The motorway connections along the A63 also create easy inbound and outbound road links.

Hessele Square rail station provides access to Selby, York and Leeds.

For those wishing to spend leisure time with family and friends, you will be spoilt for choice as there are many multi cultural restaurants and cafe bars to choose from.

For the growing family the area is well served with reputable schools, colleges and academies.

Other amenities include a doctors surgery, health centre and easy access to the Hull Royal Infirmary.

All in all a great place to call home!



Property Description

Ground Floor

Entrance - Double glazed French doors with matching overhead screen window, leading through to the entrance porch.

Tiled floor and overhead light.

Leads through to a part glazed front entrance door, further leading through to the entrance hall.

Newel post and spindle staircase.

Mid level dado rail, feature panelling, arched corbels, cornice, classic style upright radiator.

Built in storage/cloaks cupboard.

Solid panel wood flooring.

Lounge - 16' 10" x 14' 0" (5.14m x 4.28m) Extremes to extremes.

Double glazed bay window with aspect over the front garden area.

Period fireplace with open arch for a solid fuel fire with a tiled hearth.

High level picture rail with ornate frieze work, ceiling rose and cornice.

Classic style radiator and oak grained effect laminate flooring.



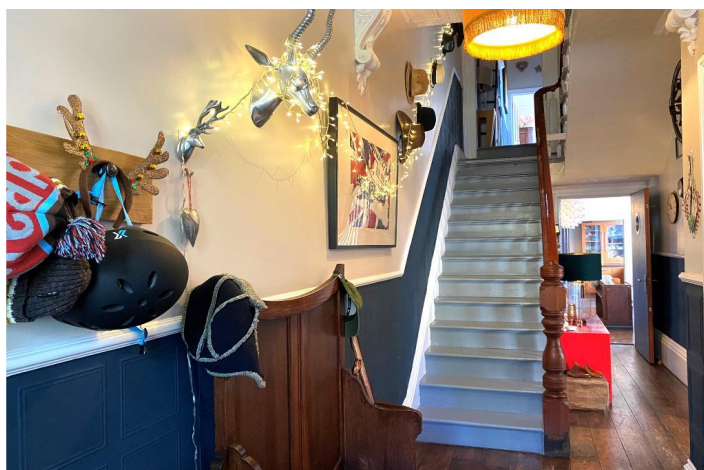
Rear Sitting Room/Dining Room - 13' 10" x 12' 0" (4.24m x 3.66m) Extremes to extremes.

Double glazed French doors with overhead screen window and stained and leaded side screen windows, providing views and access to the rear patio.
Chimney breast with open niche for a log burning stove fire with oak over mantle and tiled hearth.
Feature stained and leaded arch window looking out over the side elevation.
Classic style radiator, high level picture rail with ornate frieze work, ceiling rose and cornice.
Solid panel wook flooring.



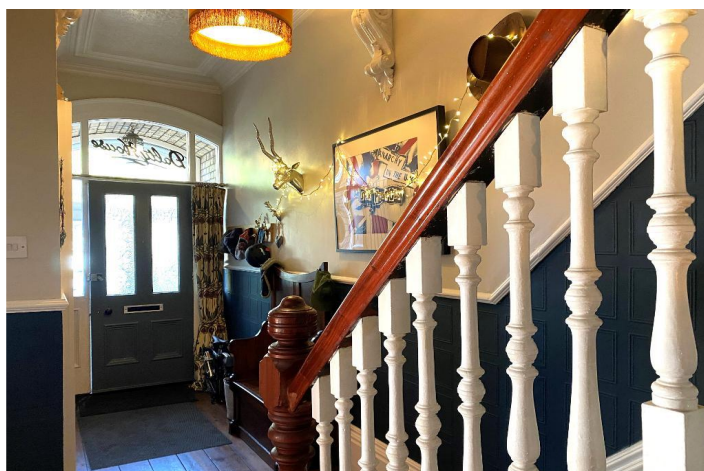
Separate Dining Room - 16' 0" x 14' 7" (4.88m x 4.46m)

Extremes to extremes.
Double glazed windows and double glazed French door bay, providing views and access to the patio area.
Chimney breast with a log burning stove fire which sits within a tiled hearth and mosaic effect tiled backing and oak over mantle.
Two classic style radiator and partial feature panelling to the walls and solid panel wood flooring.



Kitchen - 17' 5" x 11' 5" (5.31m x 3.5m) Extremes to extremes.

arch leading from the dining room, split level.
Double glazed windows with aspect over the rear garden area.
Range of matching base, drawer and wall mounted units with brushed steel effect handle detail.
Coordinating fine granite laminate work surface and space for a Range Master cooker with a stainless steel funnel hood extractor fan over and stainless steel splash back surround.
A further work surface houses a deep, single bowl with mixer tap over and contrasting tile surround.
A deep built in storage cupboard.
Plumbing for a dishwasher, space for upright fridge freezer.
High level Velux skylight windows.
Chinese slate flooring and classic style radiator.
Plumbing for automatic washing machine and space for a tumble dryer.
Glazed and leaded rear entrance door providing access through to the rear garden area.



Bathroom - Free standing brushed metal tub with mixer tap over and shower attachment.

Pedestal wash hand basin with a tiled splash back surround and low flush WC.
Partial feature panelling to the walls, wall light points, high level Velux skylight window.
Chrome effect upright towel rail/radiator, extractor



fan, recessed downlighting.
Slate effect ceramic tiled flooring.

First Floor

Landing - Split level with a spindle rail enclosure.
Built in double storage cupboard and open display shelving above.
Feature panelling to the walls, dado rail, arched corbels, cornice, radiator and solid panel wood flooring.

Bedroom One - 16' 10" x 12' 9" (5.14m x 3.91m) Extremes to extremes.
Double glazed bay window with aspect over the front garden area.
High level picture rail, wall light points, cornice, radiator and sold panel wood flooring.

Bedroom One Dressing Room - 9' 10" x 6' 2" (3.02m x 1.89m) Extremes to extremes.
Double glazed, multi paned window with aspect over the front garden area.
High level storage and hanging rails.
High level picture rail and cornice.

Bedroom Two - 13' 11" x 10' 11" (4.26m x 3.35m) Extremes to extremes plus recess.
Double glazed window with aspect over the rear garden area.
Built in double wardrobe.
Fireplace with tiled back and hearth for display purposes only.
Radiator, high level picture rail, cornice and solid panel wood flooring.

Bedroom Three - 11' 5" x 10' 5" (3.5m x 3.2m) Extremes to extremes.
Double glazed window with aspect over the rear garden area.
High level picture rail, coving, partial feature wall panelling, radiator and solid panel wood flooring.

Shower room - Two piece suite comprising of a triple walk in shower enclosure with chrome effect rain water shower head.
Marble effect contrasting tile surround.
Chrome fittings to the sanitary ware.
Built in vanity wash hand basin with storage space beneath.
Feature panelling to the walls, built in storage cupboards.
Double glazed window, classic style upright radiator/towel rail and recessed downlighting.

Separate WC - White two piece suite comprising of a built in low flush WC, built in vanity wash hand basin with waterfall mixer tap and tiled splash back surround.
Feature panelling to the walls.
Gas central heating boiler.

Second Floor

Landing - Spindle rail enclosure, fitted Velux sky light window, loft hatch through to the roof void with a pull down ladders.
Solid, panel wood flooring.

Bedroom Four - 18' 4" x 10' 11" (5.61m x 3.33m) Extremes to extremes plus attic window recess.
Double glazed window with aspect over the front garden area.
Fireplace with oak over mantle for display purposes only, tiled hearth.
Storage space to the eaves.
Wall mounted electric heater.

Bedroom Five - 11' 0" x 10' 10" (3.37m x 3.31m) Extremes to extremes.

Attic style window over looking the rear garden area.
Storage space to the eaves.
Solid panel wood flooring.

Exterior

Rear Garden Area - Garden has been laid for ease of maintenance and further to create a patio/seating area.
Raised decking patio inset.
External lighting and external water supply.
Enclosed with a high level timber and perimeter fence.
Gate leads through to the side elevation and further to the front of the property.

Front Garden Area - Garden has been laid for ease of maintenance and further to create a double off road parking space or hard standing area

Council tax band: C

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



