



6 Bed Terraced House

Offers Over

**£300,000**



## Hessle High Road, Hull, HU4 6SB

Home Estates are delighted to offer to the market this outstanding period residence!

Internal viewing is not only highly recommended but is absolutely essential in order to appreciate the size and standard of the accommodation both internally and externally. Discerning purchasers cannot fail to be impressed with this exceptional property which has been realistically priced to effect an early sale.

The property has so much to offer with lots of charm and character and original features as one would expect from a property of the era.

The property has been tastefully and sympathetically enhanced by the current owners with a successful blend of the original features, together with updating much needed from modern day-to-day daily living.

The property is arranged to 3 floors and comprises of an entrance hall, lounge, rear sitting room, dining kitchen, utility room and ground floor bathroom. To the first floor there are 4 aesthetically pleasing bedrooms and a spacious bathroom with a quality 4-piece suite. To the second floor there are 2 further, generously proportioned bedrooms.

Outside to the rear the garden has a bar, bespoke seating area and patio areas. The garden is also laid to lawn and also has a further full width patio to the rear. There is multi vehicle off road parking space to the front of the property.

A truly impressive property - One definitely not to be missed.

## Key Features

OUTSTANDING PERIOD PROPERTY

MANY ORIGINAL FEATURES

6 BEDROOMS

2 BATHROOMS

HIGHLY IMPRESSIVE REAR GARDEN

BAR AND SEATING AREA

OFF ROAD PARKING

MUST BE VIEWED



## Location

The area is well served with a wealth of local amenities. Hessle Square is just minutes away, providing an excellent choice of local independent traders, High street stores and supermarkets.

For the growing family the area is also well known for their highly reputable schools, colleges and academies.

Regular public transport connections provide easy access to Hull city centre, Hessle Square and the surrounding areas and the A63 motorway connections are literally minutes away from the property thus providing easier connections in and out of the city.

Pickering Park is just across the road from the property, which also has a children's play park.

Other amenities include a post office, health centre, library, gym, fitness centre and pool.

For those wishing to spend quality time with friends and family, there are many busy vibrant cafe bars and restaurants to choose from within Hessle Square and The Weir.

All in all, a great place to live!

## Property Description

### Ground Floor

**Entrance** - Arched open entrance porch which leads to a part glazed and etched front entrance door with overhead screen window and glazed and etched stained glass side screen windows.

This leads through to the entrance hall.

**Entrance Hall** - Newel post and spindle staircase off to the first floor.

Under stairs cloaks/meter cupboard.

Arched corbels.

Cornice.

Radiator.

Oak grained effect laminate flooring.

**Lounge** - 16' 9" x 14' 0" (5.12m x 4.27m) Extremes to extremes.

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

Marble fireplace with arched open grate for log burning fire with a tiled hearth.

Ceiling rose.

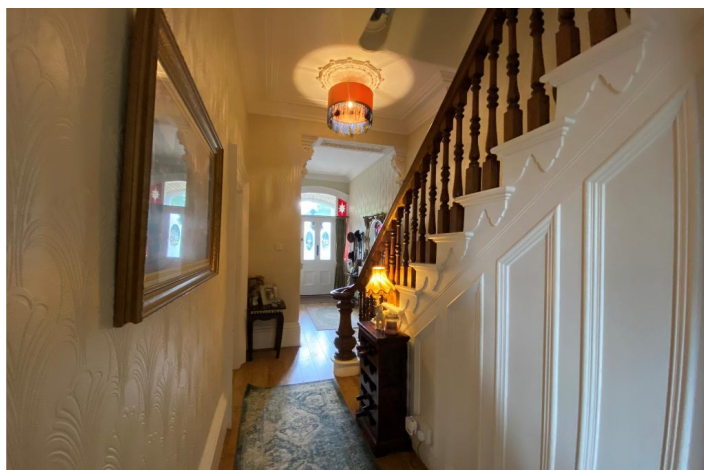
Cornice.

Radiator.

Oak grained effect laminate flooring.

**Rear Sitting Room** - 14' 0" x 12' 0" (4.28m x 3.66m) Extremes to extremes.

Double glazed French doors with overhead screen window providing views and access to the rear courtyard and





garden beyond.  
 Marble fireplace with open grate, non working fire and tiled hearth.  
 High level picture rail.  
 Ceiling rose.  
 Cornice.  
 Radiator.  
 Oak grained effect laminate flooring.

**Dining Kitchen - 24' 4" x 13' 11" (7.43m x 4.26m)** Extremes to extremes narrowing to 3.48m.  
 Double glazed bay window with aspect over the rear courtyard garden.  
 A further double glazed window adjacent also looking out over the courtyard garden.  
 Range of matching base, drawer and wall mounted units with brushed steel effect handle detail.  
 Plinth lighting to the units.  
 Solid wood work surfaces and a further work surface housing a deep bowl ceramic sink unit with a swan neck mixer tap over all with a contrasting tiled surround.  
 Space for a range style cooker.  
 Brick effect tiled splash back surround.  
 A further work surface doubles as a breakfast bar.  
 The chimney breast houses a log burning stove fire on a tiled hearth.  
 Plumbing for dishwasher.  
 Space for a good sized dining table.  
 Radiator.  
 Oak grained effect laminate flooring.

**Utility Room - 12' 11" x 10' 11" (3.94m x 3.35m)** Extremes to extremes.  
 Double glazed window with aspect over the rear courtyard garden.  
 Range of base, drawer and wall mounted units.  
 Solid wood worksurface housing double ceramic deep bowl sink unit with a swan neck mixer tap over also with a tiled splash back surround with mosaic effect tiled detail inset.  
 Space for an American style fridge freezer.  
 Plumbing for automatic washing machine.  
 Classic style upright radiator.  
 Fitted double skylight windows.  
 Double glazed rear entrance door.  
 Coordinating ceramic tiled flooring.

**GF Bathroom -** 3-piece suite comprising of a roll top freestanding ball and claw foot bath with a Victorian style chrome effect shower attachment over, matching pedestal wash hand basin and low flush W.C.  
 Chrome fittings to the sanitary ware.  
 Mid level feature paneling to the walls.  
 High level fitted skylight window.  
 Wall light point.  
 Double glazed opaque window.  
 Classic style upright radiator.



Ceramic tiled flooring.

## First Floor

**First Floor Landing** - Split level with a spindle rail enclosure.

Staircase off to the second floor.

Arched corbels.

Cornice.

Radiator.

**Bedroom One** - 16' 9" x 13' 9" (5.12m x 4.22m) Extremes to extremes.

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

Cornice.

Radiator.

**Bedroom Two** - 14' 0" x 13' 10" (4.27m x 4.24m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Fireplace with over mantle and open grate for display purposes only on a tiled hearth.

Cornice.

Radiator.

**Bedroom Three** - 11' 5" x 10' 4" (3.48m x 3.16m) Extremes to extremes.

Double glazed window with aspect over the rear courtyard garden.

Double built in storage cupboard with louvre doors.

Radiator.

**Bedroom Four** - 9' 9" x 6' 11" (2.98m x 2.13m) Extremes to extremes.

Window with aspect over the front garden area.

Cornice.

Radiator.

**Bathroom** - 4-piece suite comprising of a panel bath, double walk in shower enclosure with a chrome effect flexi shower and rain water shower head, wash stand with circular ceramic bowl and low flush W.C.

Within the shower enclosure there is a brick effect tiled splash back surround and there's also mosaic effect tiled detail to the main bathroom area.

Double glazed opaque windows.

Wall mounted chrome effect towel rail/radiator.

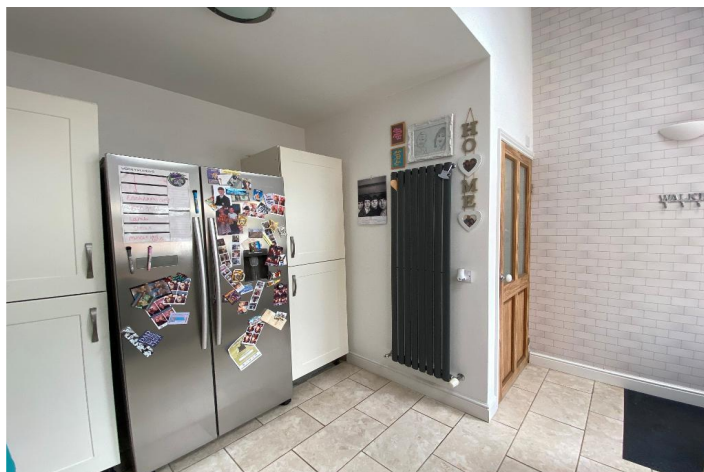
Extractor fan.

Classic style radiator.

## Second Floor

**Second Floor Landing** - Skylight window.

**Bedroom Five** - 20' 2" x 10' 11" (6.15m x 3.33m) Extremes to





extremes plus window recess.  
Sealed unit double glazed window with aspect over the front garden area.  
Laminate flooring.

**Bedroom Six - 14' 0" x 11' 0" (4.27m x 3.36m)** Extremes to extremes plus window recess.  
Double glazed window with aspect over the rear garden area.  
Radiator.  
Laminate flooring.

## Exterior

**Rear Garden** - Outside to the rear is a courtyard area that has been laid for ease of maintenance.  
A high level timber gate leads through to a covered access which extends to the front of the property.  
External water supply.  
Log store and low level storage.  
A bespoke timber bar and built-in seating area sit within a raised decking area.  
The main garden area is mainly laid to lawn with evergreen hedge screening to the perimeter and a high level timber perimeter fence.  
A slate effect path extends also to the rear, where there is a full width paved patio/seating area.  
An area of the garden has also been laid with artificial grass and attractive fine stone gravelling for ease of maintenance.  
The garden is enclosed with a high level timber perimeter and boundary fence to the rear.  
A sleeper patio seating area.

**Front Garden** - The front garden has been laid for ease of maintenance and further to create a multi vehicle off road parking space or hard standing area.

## Council tax band: C

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.

