



Holly Drive, Hessle, Hull, HU13 0QP

A highly impressive detached property overlooking a recreational green located within an exclusive residential development close to Hessle Square and A63 motorway connection.

The accommodation has a contemporary, tasteful and stylish cosmetic finish and is in a move-in-to condition.

The property comprises of an entrance hall, lounge, dining room, GF WC, utility room with access to the side elevation and spacious dining kitchen with French Doors providing views and access to the rear patio and gardens.

To the first floor there are 4 aesthetically pleasing bedrooms and a family bathroom with a white 3-piece suite. The master bedroom having the benefit of an en-suite shower room.

Outside to the rear the main garden has been laid with artificial grass for ease of maintenance with a patio /seating area too.

The front garden is open plan and mainly laid to lawn with a private drive adjacent.

The drive extends along the side elevation and extends further to the double garage. The garage has power, light and an up-and-over door.

Internal viewing is not only highly recommended but is essential in order to appreciate the size and standard of the accommodation on offer.

A truly superb property, well worthy of early internal inspection.

Potential purchasers will be pleasantly surprised.

Key Features

4 BEDROOM DETACHED PROPERTY

OVERLOOKING RECREATIONAL
GREEN

EXCLUSIVE RESIDENTIAL
DEVELOPMENT

2 BATHROOMS & GF WC

MULTI VEHICLE PARKING

DOUBLE GARAGE

VACANT POSSESSION ON
COMPLETION

NO CHAIN INVOLVED

Location

The property has a perfect location for its close proximity for all amenities much needed for day-to-day living. The shopping facilities within Hessle Square are varied with a great choice of busy local independent traders and High street supermarkets. However, for a more extensive shopping experience there are busy local shopping centres and retail parks close by.

Reputable schools are within walking distance from the property.

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

There are good road links to Hull city centre, surrounding areas and outbound road connections to the A63 and M62 corridor.

For those who enjoy socialising with friends and family, there are many well visited cafe bars and restaurants nearby to choose from.

All in all a great place to live!

Property Description

Ground Floor

Entrance - Double glazed front entrance door leads through to the entrance hall.

Entrance Hall - Spindle staircase off to the first floor. Under stairs deep storage/cloaks cupboard. Radiator. Oak grained effect laminate flooring.

Lounge - 17' 0" x 10' 7" (5.2m x 3.24m) Extremes to extremes. Double glazed multi paned window with aspect over the front garden area and attractive recreational green beyond. Radiator.

Reception Room/Dining Room - 11' 0" x 8' 3" (3.36m x 2.53m) Extremes to extremes. Double glazed multi paned window with aspect over the front garden area and attractive recreational green beyond. Radiator. Oak grained effect laminate flooring.

Dining Kitchen - 21' 5" x 12' 9" (6.53m x 3.9m) Extremes to extremes narrowing to 2.74m. Double glazed French doors with matching side screen windows provided views and access to the rear patio and garden beyond. A further double glazed multi paned window to the kitchen area. Range of matching base, drawer and wall mounted units with brushed steel effect handle detail. Integrated fridge.



Integrated freezer.
 Roll edged laminate work surface housing a white ceramic 1&1/2 bowl single drainer sink unit with a swan neck mixer tap over.
 A further matching work surface houses a hob, built in double oven beneath and a glass and stainless steel funnel hood extractor fan over.
 Plumbing for automatic washing machine or dishwasher.
 Space for a good size dining table and sofa area.
 Recessed down lighting.
 Radiator.
 Oak grained effect laminate flooring.



Utility Room - 9' 0" x 4' 7" (2.75m x 1.4m) Extremes to extremes.
 Double glazed window with aspect over the rear garden area.
 Wall mounted gas central heating boiler.
 High-level storage unit and low-level base unit.
 Plumbing for automatic washing machine or space for tumble dryer.
 Extractor fan.
 Radiator.
 Double glazed rear entrance door.
 Oak grained effect laminate flooring.



GF WC - White 2-piece suite, comprising of a pedestal wash hand basin with a splash back surround and low flush W.C.
 Double glazed opaque window.
 Radiator.
 Coordinating ceramic tiled flooring.

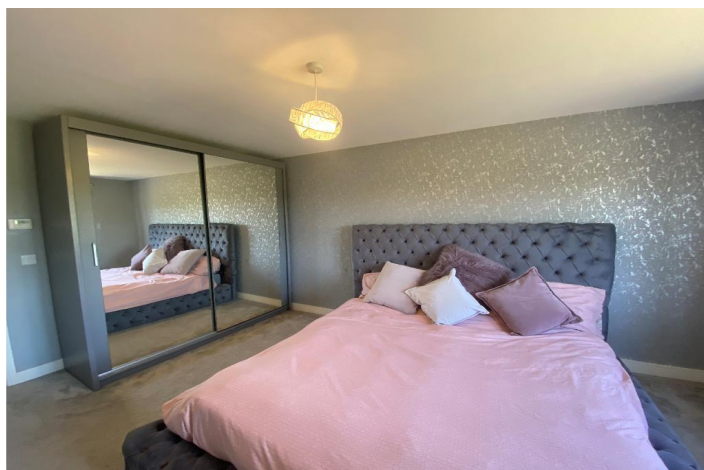


First Floor

Landing - Loft hatch to the roof void.
 Built-in airing cupboard housing hot water tank.
 Radiator.

Bedroom One & En-suite - 15' 10" x 10' 9" (4.83m x 3.3m)
 Extremes to extremes.
 Double glazed multi paned window with aspect over the front garden area and recreational green beyond.
 Radiator.

En-suite..
 3-piece suite comprising of a walk-in shower enclosure, pedestal wash hand basin and low flush W.C.
 Wall mounted shaver socket.
 Extractor fan.
 Double glazed opaque window.
 Storage cupboard with shelving.
 Recessed downlighting.
 Coordinating ceramic tiled flooring.



Bedroom Two - 13' 8" x 8' 9" (4.18m x 2.67m) Extremes to extremes.

Double glazed multi paned window with aspect over the front garden area and recreational green beyond.

Radiator.

Laminate flooring.

Bedroom Three - 10' 5" x 8' 5" (3.2m x 2.57m) Extremes to extremes.

Double glazed multi paned window with aspect over the rear garden area.

Radiator.

Laminate flooring.

Bedroom Four - 10' 6" x 9' 10" (3.21m x 3m) Extremes to extremes.

Double glazed multi paned window with aspect over the rear garden area.

Radiator.

Laminate flooring.

Bathroom - White 3-piece suite comprising of a panel bath, pedestal wash hand basin and low flush W.C.

Partial tiling detail inset.

Chrome effect shower attachment with Flexi shower over the bath.

Chrome fittings to the sanitary ware.

Double glazed opaque window.

Recessed downlighting.

Radiator.

Coordinating ceramic tiled flooring.



Exterior

Rear Garden - Outside to the rear is a patio/seating area.

The garden has been laid with artificial grass for ease of maintenance and is all enclosed with a high-level timber perimeter and boundary fence.

Side Elevation and Drive - The drive extends along the side elevation thus creating a multi vehicle off road parking space or hard standing area.

The side elevation is accessed via a mid level double timber drive gate.

Double Garage - At the head of the drive is a double garage with power and light and up an over door.

Front Garden - The front garden area is open plan and mainly laid to lawn with additional parking space adjacent.

Council tax band: E

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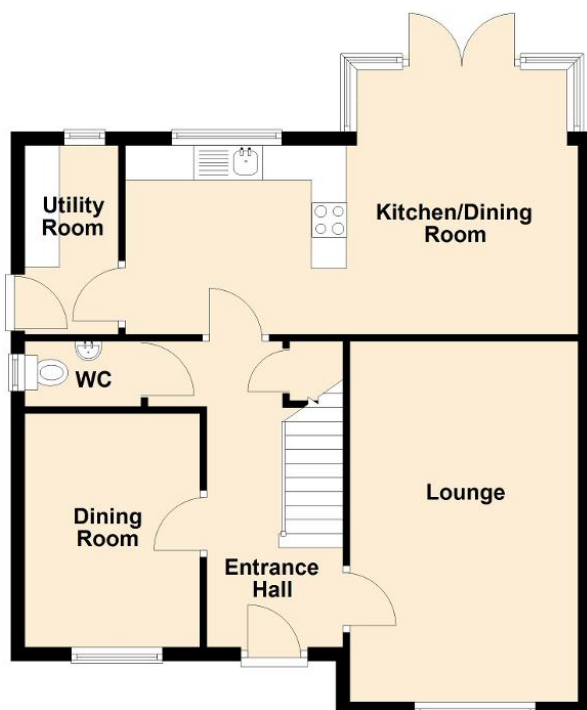


only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission 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. This property is owned by a Home Estates employee.



Ground Floor

Approx. 63.7 sq. metres (685.5 sq. feet)



First Floor

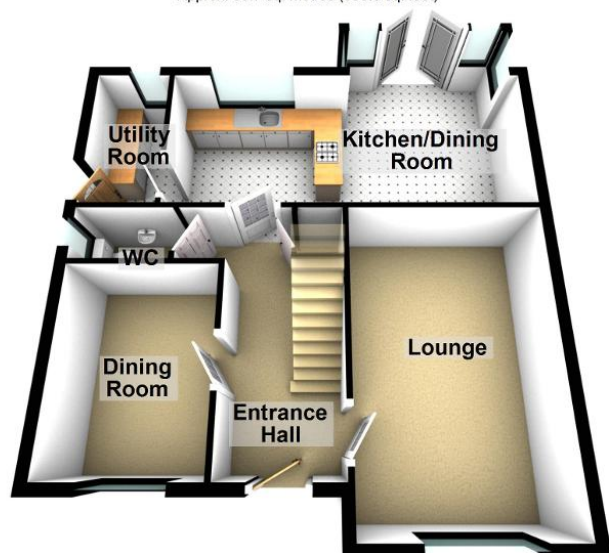
Approx. 60.4 sq. metres (649.8 sq. feet)



Total area: approx. 124.1 sq. metres (1335.4 sq. feet)

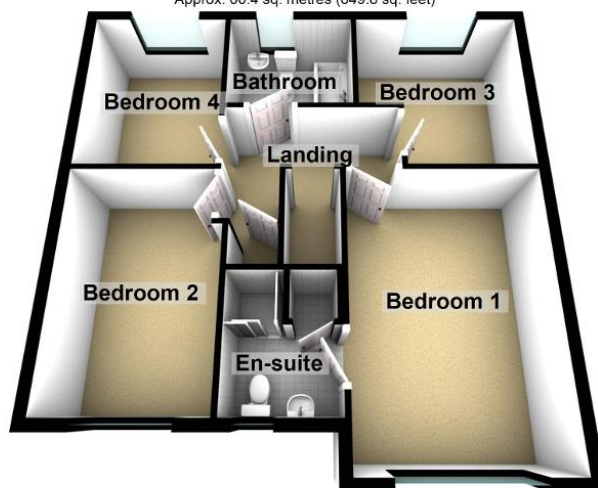
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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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