



Peaseholme, Hessle, HU13 0HY
Offers Over £450,000


Bannister

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Key Features

- Excellent Cul De Sac Location In Hessle
- Situated To The West Side Of Hessle Close To Amenities
- Large Entrance Hall, Cloakroom/w.c, 3 Reception Rooms
- Extended Living/Dining Kitchen, Utility Room
- Four Double Bedrooms, En Suite & Family Bathroom
- Front Garden with In & Out Driveway,
- Rear Garden Double Garage. Early Viewing Is A Must
- EPC - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(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	

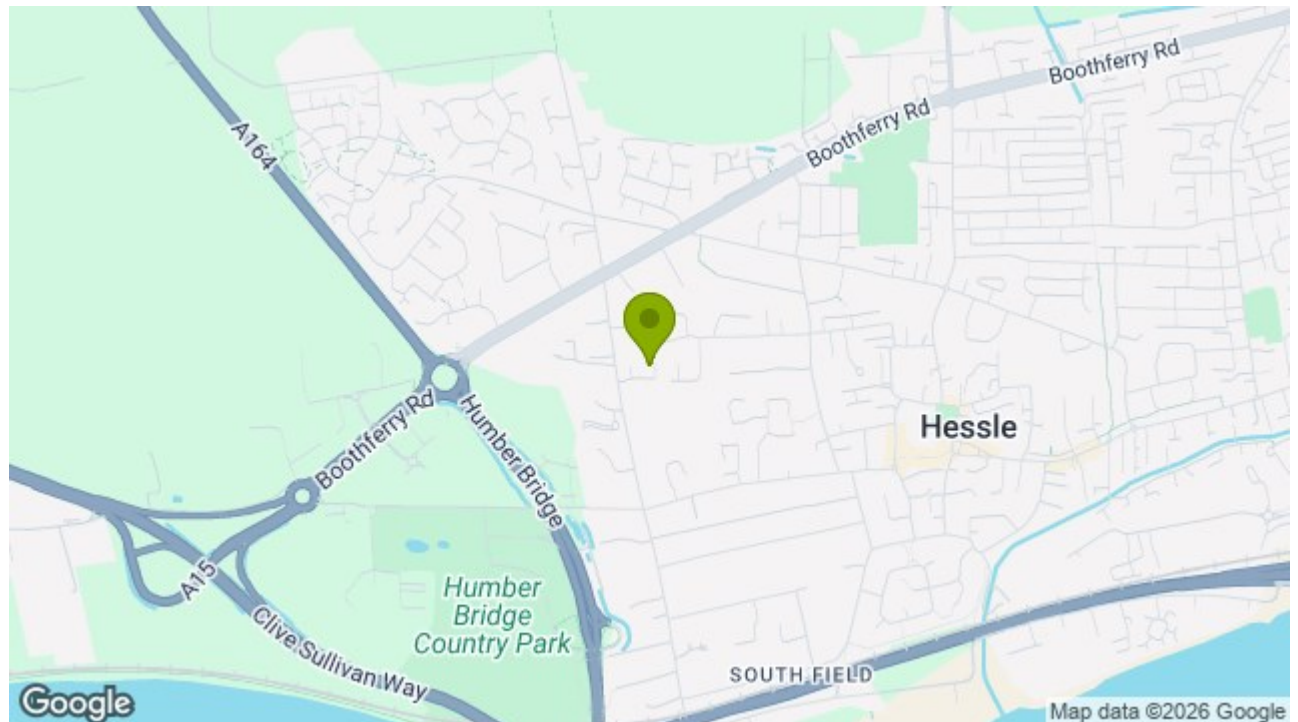
A superb four-double-bedroom detached family home, beautifully presented throughout and a true credit to its current owners. Offering spacious and versatile accommodation, this outstanding property must be viewed to be fully appreciated.

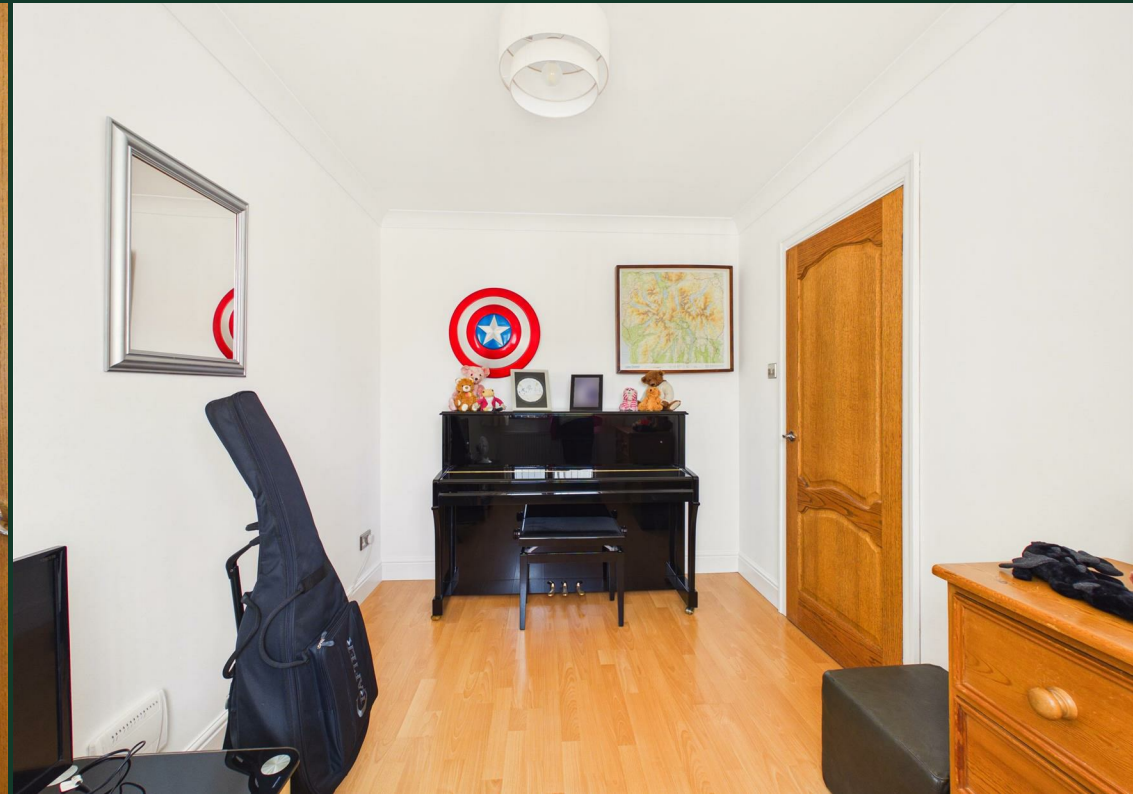
Ideally situated on the western side of Hessle, the property enjoys a convenient location close to highly regarded schools, a range of local amenities, and excellent transport links.

The accommodation briefly comprises a welcoming entrance hall, three generous reception rooms, an impressive extended open-plan living/dining kitchen with integrated appliances, a utility lobby, and a cloakroom/WC. To the first floor, the landing leads to four well-proportioned double bedrooms, including a superb principal bedroom with en-suite facilities, together with a modern family bathroom.

Externally, the property benefits from a dual-access driveway to the front, providing ample off-road parking for several vehicles and a double garage with electric door. To the rear is a beautifully maintained west-facing garden, offering a wonderful outdoor space with well-manicured lawns and a choice of attractive seating areas, perfect for relaxing or entertaining.

This exceptional family home offers an ideal blend of space, style, and location. Early viewing is highly recommended to avoid disappointment.





HESSLE

The Town of Hessle is well served for local amenities with first class shopping facilities available within the Town Centre, public transportation & local primary and secondary schools. Good road and rail connections are available with a local train station off Southfield, and the A63 dual carriageway running nearby to the South of the town, allowing convenient access to Hull City Centre and the national motorway network.

GROUND FLOOR

ENTRANCE HALL

with double glazed door, Camaro flooring, understairs cupboard and stairs to the first floor.

CLOAKROOM/W.C.

with two piece suite, Camaro flooring, xpelair and heated towel rail

LOUNGE

with feature fireplace, gas fire, laminate flooring and sliding door to the living/dining kitchen.

DINING ROOM

with double glazed window to the front elevation and aminate flooring.

STUDY/PLAYROOM

with double glazed window to the front elevation and aminate flooring.

EXTENDED LIVING/DINING KITCHEN

with a range of base and wall units, quartz work surfaces, pan drawers, sink unit, induction hob, double electric oven, extractor hood, built in fridge, freezer, microwave and dishwasher, wine fridge, inset lights, Camaro flooring, velux windows, further double glazed window to the rear elevation and sliding doors to the rear garden.

UTILITY ROOM

with double glazed door to the rear garden, double glazed window to the rear elevation, sink unit, plumbing for automatic washing machine, boiler, splash back tiling and door to the double garage.

FIRST FLOOR

LANDING

with double glazed window to the side elevation and airing cupboard.

BEDROOM 1

with double glazed window to the rear elevation, a range of built in wardrobes and over cupboards.

EN SUITE SHOWER ROOM

with a three piece white suite, comprising shower cubicle, wash hand basin, w.c., half tiled and double glazed window to the side elevation

BEDROOM 2

with double glazed window to the rear elevation.

BEDROOM 3

with a double glazed window to the front elevation.

BEDROOM 4

with a double glazed window to the front elevation.

FAMILY BATHROOM

with a four piece suite, comprising panelled bath, shower in cubicle, wash hand basin, w.c., half tiled, vinyl flooring, heated towel rail and double glazed window to the side elevation.

OUTSIDE

To the front of the property is a block paved garden with herbaceous border, hedging to boundary and in and out driveway, leading to the double garage. To

the rear is a mainly laid to lawn garden with two patio areas, summerhouse, flower and shrub borders and fencing forming boundary with gate.

GARAGE

A double garage with electric door and light and power points

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice





regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding

that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

TENURE.

We understand that the property is Freehold. This should be clarified by your legal representative.

AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply

for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





Approximate total area⁽¹⁾
1957 ft²
Reduced headroom
2 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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