



**The Willows, Hessle, HU13 0NY**

Offers Over £410,000

  
**Philip  
Bannister**  
Estate & Letting Agents

Platinum Collection



---

Platinum Collection

## The Willows, Hesse, HU13 0NY

---

A rare opportunity has arisen to acquire this substantial family home, set on a generous plot and conveniently located close to local amenities and well-regarded schools. Early viewing is highly recommended to avoid disappointment.

The property benefits from an inviting entrance hall, cloakroom/WC, spacious lounge, separate sitting/dining room, and a well-appointed dining kitchen. In addition, there are two utility areas, a lobby, and a versatile cabin.

To the first floor, the landing leads to five bedrooms, including the main bedroom with en-suite, along with a family bathroom.

Externally, the property boasts a larger-than-average plot, offering excellent space for family living and entertaining, complemented by garages and out buildings.

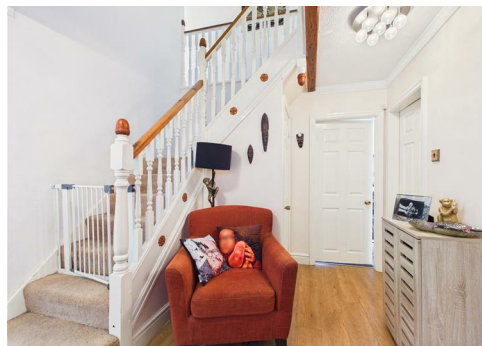
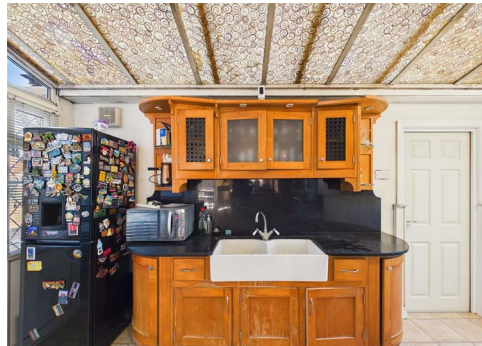
This property must be viewed early to avoid any disappointment.



# The Willows, Hessle, HU13 0NY

## Key Features

- Detached Family Home In A Cu De Sac position
- Conveniently Located Close to Hessle's Amenities and Schools.
- Superb Corner Plot with Extensive Garden Areas
- Entrance Hall, w.c., 2 Utility Areas, 2 Reception Rooms
- Dining kitchen, Conservatory Lobby, Garden Room/Bar
- 5 Bedrooms, Family Bathroom & Ensuite Shower Room
- Multiple Parking, Double garage
- EPC -



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>	71	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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

### WELCOMING ENTRANCE HALL

with composite double glazed entrance door and window to the front elevation, understairs cupboard, laminate flooring and stairs to the first floor.

### CLOAKROOM/W.C.

with a new two piece white suite, comprising w.c., wash hand basin, splash back tiling, tiled floor, heated towel rail and double glazed window to the side elevation.

### LOUNGE

with double glazed windows to the front and side elevation, laminate flooring, and double glazed french doors to the garden.

### SEPARATE SITTING/DINING ROOM

with double glazed windows to the rear and side elevation, feature fire surround with electric fire and double doors onto a large patio area,

### DINING KITCHEN

A solid wood fitted kitchen, intricately carved with some free standing units, a range of wall and base units, double Belfast sink unit with drainer (built in extractor fan above), black granite work surfaces.

Space for fridge/freezer. A central island in the kitchen offers further wooden work tops, gas hob, sink and a built in dishwasher, bin storage and a built in wine rack. Laminate flooring, double glazed door and further double doors onto the patio area.

### UTILITY LOBBY

with base and wall units, work surface, Stainless steel sink unit, boiler, splash back tiling, heated towel rail, tiled floor and double glazed window to the side elevation.

### UTILITY ROOM

Wall and base units, plumbing for washing machine and dishwasher, tiling, sink unit with drainer and work surfaces. Double glazed window to the rear and internal door into the garage.

### CONSERVATORY LOBBY

with two sets of double glazed french door.

### GARDEN ROOM/BAR

Single glazed windows to the front, rear and side, power and lighting, wooden flooring and a door to the exit.

## FIRST FLOOR

### LANDING

large airing cupboard, storage cupboard and loft access.

### BEDROOM 1

with double glazed window to the front,

### ENSUITE SHOWER ROOM

with a newly fitted three piece white suite, comprising shower cubicle, wash hand basin with vanity unit beneath, w.c., splash back tiling, heated towel rail, tiled floor and double glazed window to the front elevation.

### BEDROOM 2

with two double glazed windows to the rear elevation and a range of built in wardrobes.

### BEDROOM 3

with two double glazed windows to the side and rear elevation.

### BEDROOM 4

with two double glazed windows to the side and rear elevation.

### BEDROOM 5

with double glazed window to the rear elevation.

### FAMILY BATHROOM

with a newly installed four piece white bathroom suite, comprising free standing bath, large walkin shower enclosure, wash hand basin with storage beneath, w.c., splash back tiling, tiled floor, inset lights and double glazed window to the rear elevation.

### EXTERNAL

The front garden is paved offering off street parking via a dropped kerb, range of shrubs and plants. The rear garden is generously lawned with trees and shrubs and raised flower beds. There is a large patio/entertaining area and security lighting. GARAGE - Entrance via double up and over doors, power and lighting, loft storage and an internal door into the utility room.

### 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 F . (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.

### 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<sup>(1)</sup>  
2270 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360







**Philip**  
**Bannister**  
Estate & Letting Agents

---

Platinum Collection

58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN  
Tel: 01482 649777 | Email: [info@philipbannister.co.uk](mailto:info@philipbannister.co.uk)  
[www.philipbannister.co.uk](http://www.philipbannister.co.uk)

