



Woodfield Lane, Hessle, HU13 0ES

Offers Over £850,000



Platinum Collection

Woodfield Lane, Hessle, HU13 0ES

This substantial luxury detached property offers around 3,800 sq ft of exceptional accommodation, presented to the highest standard throughout. Behind private electric gates, the home opens into beautifully proportioned interiors that balance elegance with contemporary family living.

The ground floor features three impressive reception rooms and a stunning open-plan family kitchen, dining and living space, perfect for modern lifestyles and entertaining. A fantastic games room provides additional leisure space, ideal for both family enjoyment and social gatherings.

Across the first and second floors are five generous double bedrooms and four luxurious bathrooms, including a superb principal suite. The upper levels also benefit from access to a private roof terrace and a further balcony, providing elevated spaces for relaxation and enjoying the surroundings.

This outstanding residence combines space, style, and privacy to create a truly exceptional home.



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Key Features

- Approx. 3,800 sqft. of Living Accommodation
- Superior Detached Residence
- 2 Roof Terraces
- Stunning Family Home
- 5 Double Bedrooms
- Highly Desirable Location
- Fabulous Gardens
- Beautiful Living Dining Kitchen
- 4 Bathrooms
- EPC =



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	78
EU Directive 2002/91/EC		

INTRODUCTION

Welcome to Beech Lodge. We are delighted to present a rare opportunity to acquire a superior detached residence in one of Hessle's most prestigious locations. Set behind electric gates and approached via an impressive driveway, Beech Lodge makes an immediate statement of elegance and exclusivity.

Thoughtfully designed with family living in mind, the property offers three floors of generous, versatile accommodation. With an abundance of family and entertaining spaces, along with beautifully positioned balconies that overlook the surroundings, Beech Lodge provides a truly exceptional lifestyle.

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

A grand entrance hall providing access to the accommodation with Karndean flooring, eye catching archway and an elegant staircase.

WC

With a low flush WC a vanity wash hand basin, further benefitting from tiled flooring and walls, recessed spotlights and windows to the side elevation.

LIVING ROOM

A beautiful and generous living room that is cosy and inviting with a feature log burning stove and three windows to the front elevation.

KITCHEN

A bespoke fitted kitchen with a variety of matt ivory wall and base units, contrasting wood work surfaces with a breakfast bar and splashback. Integrated appliances include

an Induction Hob, Extractor, Microwave, Multi-Function Double Oven, Fridge, Freezer and Automatic Dishwasher.

UTILITY AREA

With matching units from the kitchen, stainless steel sink unit and further plumbing for an Automatic Washing Machine.

LIVING/DINING AREA

Flowing nicely from the kitchen this area has ample space for family dining and further sitting space making it an ideal space for all to enjoy. With exposed brickwork feature wall, karndean flooring, fitted wine cooler and steps leading to the open day room.

DAY ROOM

A spacious and light filled room with a fabulous feature log burning stove, Karndean flooring, recessed spotlights, sky lantern, two sets of sliding doors to the rear patio, windows to the front and side elevations.

GAMES ROOM

A fantastically fun addition to the property. An ideal escape providing a fabulous entertainment space for family and friends. With 'Hull Monopoly' flooring, feature walls, recessed spotlights, windows to the front and rear elevations, French doors to the rear courtyard and a glass partition to the Gym/Integral Garage.

GYM / INTEGRAL GARAGE

A versatile space with electric up and over door, glazed door leading to the store room, light power and water supply.

STORE ROOM

Providing plenty of useful storage with laminate wood flooring, fitted wall and base units with stainless steel sink unit, French doors to the rear courtyard.

FIRST FLOOR;

BEDROOM 1

A bedroom of double proportions with a variety of fitted furniture including wardrobes, chest of drawers a headboard and bedside tables. Further benefitting from a storage cupboard, two windows to the front elevation and access to the en-suite.

EN-SUITE

With a three piece suite comprising of a shower enclosure, a vanity wash hand basin and a low flush WC. Further benefitting from recessed spotlights, a heated towel rail and a window to the front elevation.

BEDROOM 2

A further double bedroom with storage cupboard, window to the side elevation and access to the en-suite and a fabulous private balcony enjoying a superb aspect over the grounds.

EN-SUITE

With a three piece suite comprising of a shower enclosure, a vanity wash hand basin and a low flush WC. Further benefitting from recessed spotlights, a heated towel rail and a window to the rear elevation.

BEDROOM 3

A double bedroom currently utilised as an office with two windows to the front elevation.

BATHROOM

Contemporary family bathroom with a four piece suite comprising of a shower enclosure, a vanity wash hand basin and a free standing bath tub with tap stand. Further benefitting from mosaic tiled flooring, recessed spotlights, further storage, a heated towel rail and a window to the side elevation.

ROOF TERRACE

Accessed from the first floor landing this roof terrace provides a tranquil space with superb aspect over the grounds.

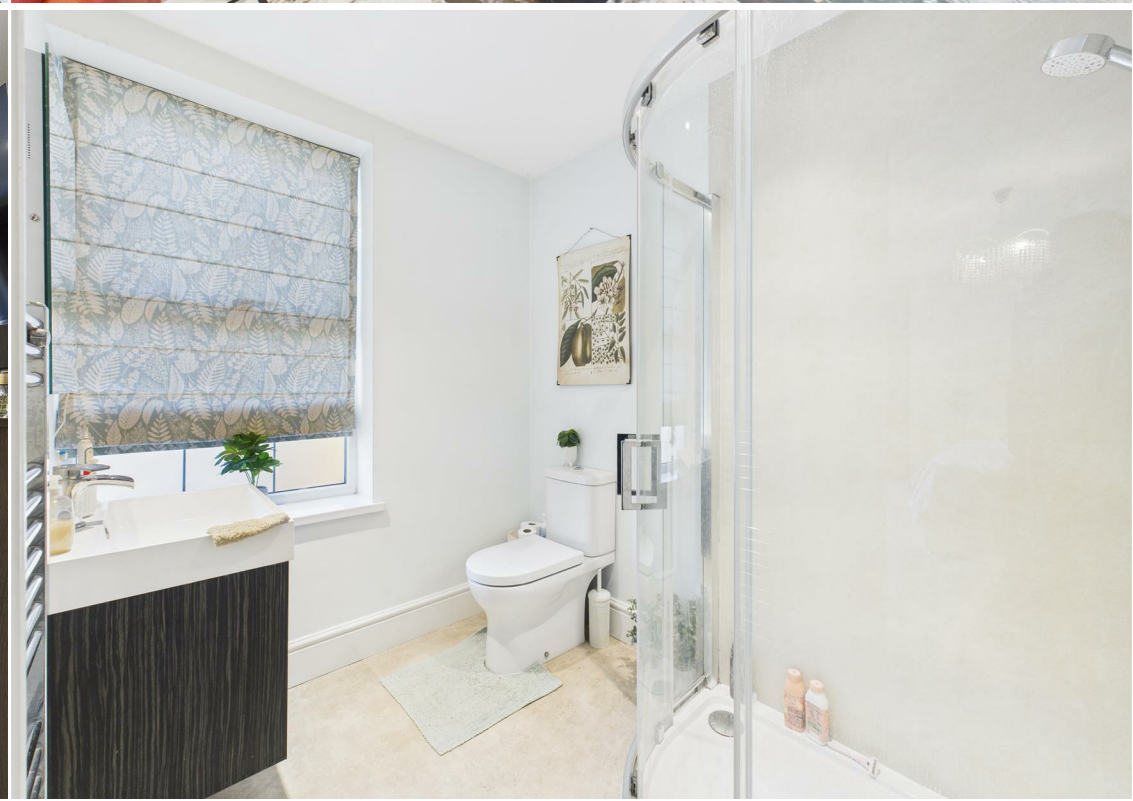
SECOND FLOOR;

BEDROOM 4

A bedroom of double proportions with fitted wardrobes and bedside tables, eaves storage, window to the front elevation and a Velux window to the rear.

BEDROOM 5

A bedroom of double proportions with fitted wardrobes and chest of drawers, eaves storage, window to the front elevation and a Velux window to the rear.



BATHROOM

With a three piece suite comprising of a panelled bath with overhead shower, a low flush WC and a vanity wash hand basin with further fitted storage. Also benefitting from partially tiled walls, recessed spotlights, a heated towel rail and a window to the front elevation.

EXTENRAL;

GROUNDS

The property is set within beautifully landscaped, private wrap-around gardens that offer a wonderful sense of seclusion and tranquillity. There are multiple distinct areas throughout the grounds, each designed to capture different aspects of the garden and provide versatile spaces for relaxation and enjoyment. A charming private courtyard, currently featuring a hot tub beneath a stylish fixed pergola, is conveniently located just off the games room, ideal for year-round use. In addition, several patio areas provide perfect spots for outdoor dining and entertaining, while the shaped lawn offers ample space for family activities. All of this is securely enclosed behind impressive electric gates, ensuring both privacy and peace of mind.

DOUBLE GARAGE

Detached double garage with 2 electric roller doors, side door, light and power supply.

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 G (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.

TENURE

We understand that the property is Freehold.

AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

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.

THINKING OF SELLING?

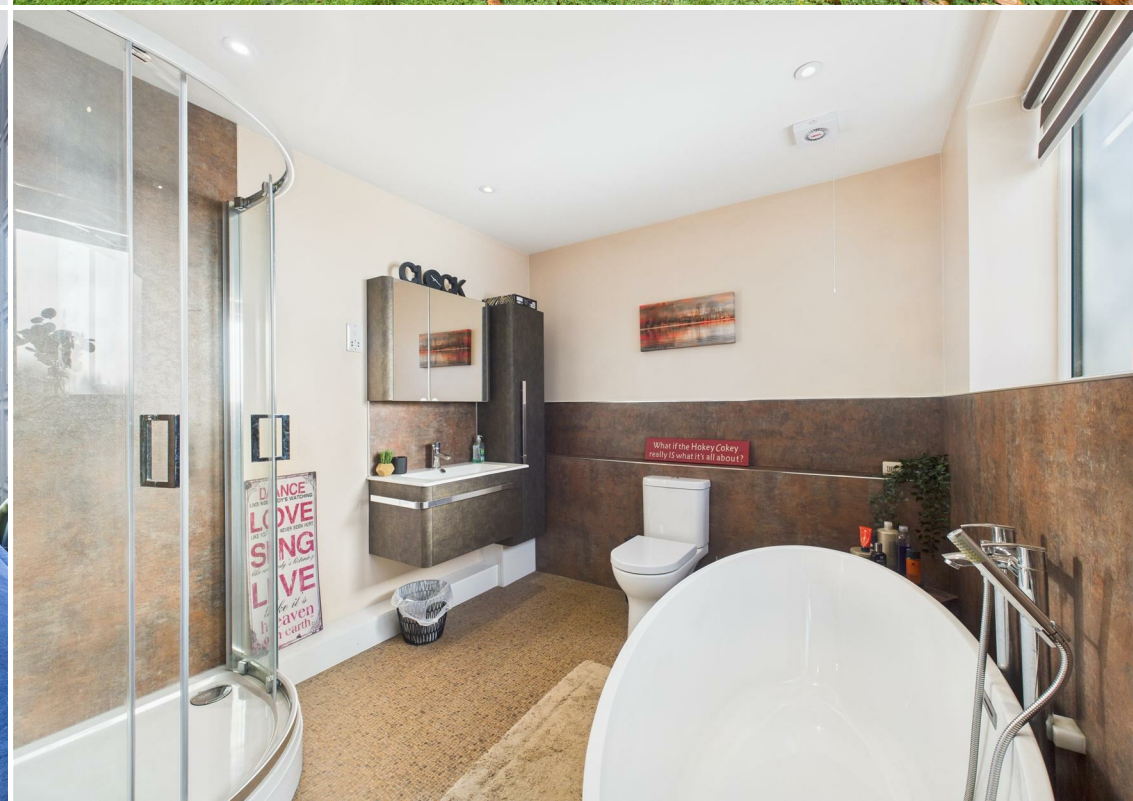
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENTS NOTES

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Ground Floor



First Floor



Floor 2

Approximate total area⁽¹⁾

3803 ft²

Balconies and terraces

496 ft²

Reduced headroom

99 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.

GIRAFFE360



Platinum Collection