

Hull Road, Hessle, HU13 0AN

£265,000

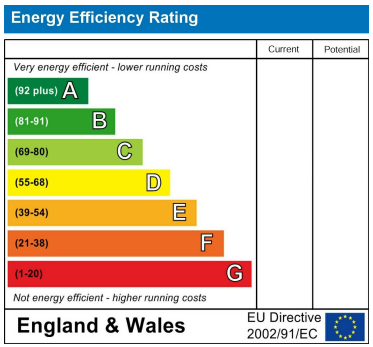
Philip Bannister

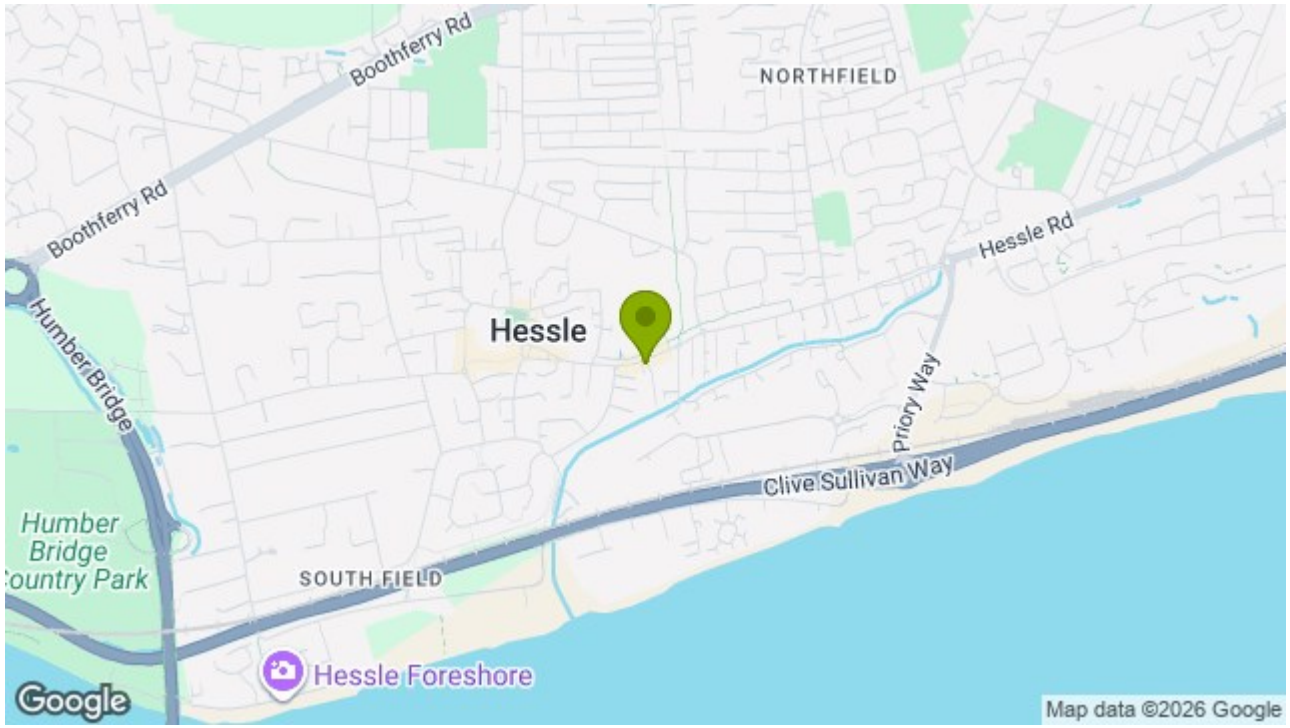
Hull Road,
Hessle, HU13 0AN

An exceptional detached home situated in the heart of Hessle, having undergone an extensive programme of renovation and a complete overhaul to create a stunning, contemporary family home. Beautifully finished throughout with newly fitted fixtures, fittings and stylish interiors, the property offers spacious and versatile accommodation including two reception rooms, a superb dining kitchen, generously proportioned bedrooms and beautifully appointed bathrooms. Combining modern comforts with attractive period features, this impressive home is ready to move straight into and offers an exciting opportunity in one of Hessle's most sought-after locations.

Key Features

- Full & Thorough Renovation
- Totally Unique
- Detached Family Home
- 3 Double Bedrooms
- 3 Reception Areas
- Beautifully Appointed Throughout
- Ideal Location
- Southerly Facing Rear Gadren
- Ample Off-Street Parking
- EPC = E






tea
coffee
sugar







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 welcoming entrance hall with stairs off and provides access to the accommodation.

LIVING ROOM
A beautifully presented living room featuring an attractive fireplace recess with decorative mantel, complemented by ornate ceiling coving and a central ceiling rose. A generous and inviting space benefiting from a box bay window to the front and French doors opening directly onto the rear patio, allowing plenty of natural light and providing a pleasant outlook over the garden.

SITTING ROOM
A spacious and versatile sitting room, beautifully presented with neutral décor and fitted carpeting. A box bay window to the front allows plenty of natural light, whilst a useful under-stairs storage cupboard provides additional practicality. An ideal space for relaxing or use as a separate family room.

DINING KITCHEN
A superb, contemporary dining kitchen featuring an extensive range of high-gloss wall and base units complemented by contrasting work surfaces and tiled splashbacks. Integrated appliances include an electric oven, hob with extractor above, dishwasher, washing machine and fridge/freezer. A large window overlooks the rear garden, whilst a feature roof lantern floods the room with natural light. The kitchen opens seamlessly into a generous dining area, creating an ideal space for everyday family living and entertaining, with French doors providing direct access to the rear patio.

BATHROOM
A beautifully appointed bathroom featuring a contemporary four-piece suite comprising a panelled bath with chrome fittings, separate walk-in shower enclosure with rainfall shower and black-framed glass screen, stylish wash hand basin set upon a wood-effect vanity unit and low-flush WC. Complemented by attractive tiling, a chrome heated towel rail and modern finishes throughout.

FIRST FLOOR;

BEDROOM 1
A spacious and beautifully presented double bedroom featuring neutral décor, fitted carpeting and a window to the front elevation allowing plenty of natural light. Offering ample space for bedroom furniture, with the added benefit of direct access to a Jack and Jill en-suite.

JACK & JILL EN-SUITE
A stylish and contemporary en-suite featuring a three-piece suite comprising a shower enclosure with glazed sliding doors, low-flush WC and vanity wash hand basin. Finished with attractive marble-effect wall covering and contrasting flooring, creating a sleek and modern appearance throughout.

BEDROOM 2
A generously proportioned double bedroom enjoying an abundance of natural light from windows to both the front and rear elevations. Beautifully presented with attractive feature walls, neutral décor and fitted carpeting, offering ample space for bedroom furniture and a bright, inviting atmosphere.

BEDROOM 3
A spacious and beautifully presented double bedroom featuring soft neutral décor, an attractive feature wall and fitted carpeting. Two windows to the side elevation provide plenty of natural light, whilst the generous proportions offer ample space for bedroom furniture.

EXTERNAL;

FRONT
A walled forecourt.

REAR
A very generous southerly facing rear garden with lawned areas, patio areas and timber fencing.

PARKING
Accessed at the rear of the property there is a drive providing ample off-street parking space.

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 OR The property has the benefit of sealed unit double glazing.

















SECURITY - The property has the benefit of an installed burglar alarm system.
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (East Riding Of Yorkshire/ Hull City 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.

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.

TENURE

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

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.

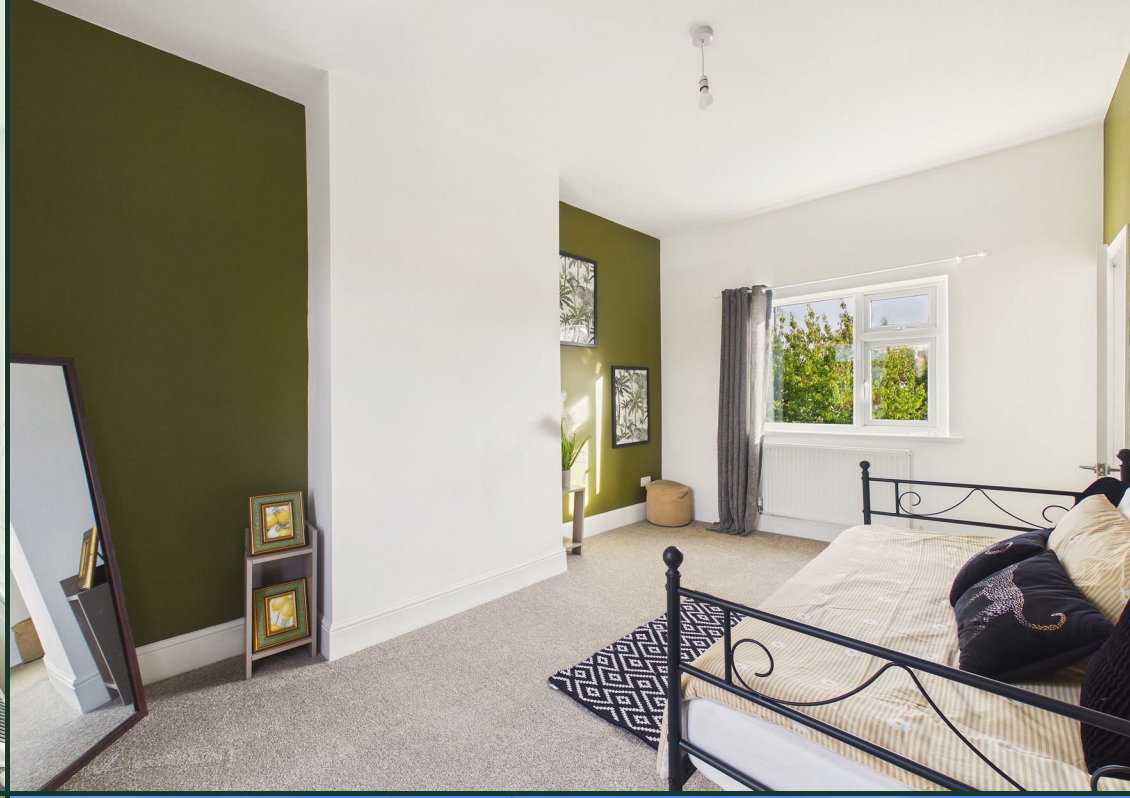
THINKING OF SELLING?

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

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)









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