



18 Humber View, Hessle HU13 0PY
£335,000

- Semi-detached, traditional bay fronted dormer bungalow
- Head of cul-de-sac position
- No onward chain
- In excess of 1300 square feet of well presented accommodation
- Three Double Bedrooms (two to ground floor)
- Two Bathrooms
- Modern spacious Kitchen with a range of built-in appliances
- Block sett driveway and single garage
- Beautifully tended all season garden
- EPC Rating: C Council Tax Band: D

Presented to the market is this beautiful semi-detached, traditional dormer bungalow. Enjoying a prime head of cul-de-sac position and offered with no forward chain, the property offers spacious, versatile accommodation in excess of 1,300 square feet.

With uPVC double glazing and gas central heating the accommodation has Entrance Porch, Hallway, Spacious Lounge, spacious Superb Kitchen with a range of built-in appliances, Two DOUBLE Bedrooms and modern four piece Bathroom. To the first floor there is an additional DOUBLE Bedroom and modern Shower Room.

The gardens are beautifully tended, offering an all season array of plants and shrubbery. A block sett driveway provides parking for several vehicles and a single garage.

Viewing is an absolute must, to embrace what a warm feeling this property gives you from the moment you walk in.

LOCATION
Humber View is located with ease of reach of the village of Hessle.

Hessle is a superb small market town with a good range of local amenities and facilities and a regular bus service connecting with Hull city centre. The A63/M62 and further trunk roads are close by. With both public and private schools within ease of reach, this property is ideally situated for commuting to all surrounding areas including Cottingham, Willerby, Anlaby and the historic market town of Beverley.

THE ACCOMMODATION COMPRISES

GROUND FLOOR
A uPVC door with glazed isnerts leads into:

ENTRANCE PORCH
Tiled floor and door leading into:

ENTRANCE HALLWAY
17'9" x 8'7" (5.41m x 2.62m)
Staircase leading to the first floor accommodation with access to under stairs storage cupboard. Built in shelving unit.

LOUNGE
17'1" plus bay x 11'10" decreasing to 9'2" (5.21m plus bay x 3.61m decreasing to 2.79m)
uPVC double glazed walk-in bay window to the front elevation, granite fireplace with living flame fire and TV aerial point.

KITCHEN
18'9" x 12'2" decreasing to 9'1" (5.72m x 3.71m decreasing to 2.77m)
uPVC double glazed window to the rear elevation and door to garden. A uPVC door to the side leads onto the driveway. An extensive range of maple effect base and wall units with contrasting work surfaces and coordinating tile splashbacks, double electric oven with hob and extractor, one and a quarter bowl sink unit with drainer and mixer tap, integrated fridge freezer and integrated dishwasher.

BEDROOM 1
12'7" x 10'5" (3.84m x 3.18m)
uPVC double glazed window to the front elevation and fitted furniture comprising a full wall of wardrobes providing hanging and storage facilities.

BEDROOM 2
12'1" x 9'5" plus door well (3.68m x 2.87m plus door well)
uPVC sliding patio doors leading into the rear garden. Ideal as a guest room or for use as an additional sitting room.

BATHROOM
8'10" x 6'2" (2.69m x 1.88m)
uPVC double glazed window to the rear elevation, four piece ivory suite comprising independent shower cubicle, panelled bath, wash hand basin and low level w.c., fully tiled walls to contrast and towel radiator.

FIRST FLOOR
LANDING
Access to eaves storage.

BEDROOM 3
16'1" to wardrobes x 12'3" (4.90m to wardrobes x 3.73m)
uPVC double glazed window to the front elevation and two Velux roof windows to the rear. Full wall of fitted wardrobes providing hanging and storage facilities and door to eaves storage.

SHOWER ROOM
11'6" x 4'5" (3.51m x 1.35m)
Velux roof window. Modern suite comprising independent shower cubicle, pedestal wash hand basin and low level w.c.

OUTSIDE
To the front of the property there is an attractive planted garden. A block sett driveway to the side provides parking for several vehicles and leads to the single garage measuring 15'11" x 9'1" with roller door, power and light and personal door leading out into the garden. Space and plumbing for washing machine.

The garden is absolutely stunning and designed for all seasons enjoyment with an array of shrubbery and plants, a meticulously maintained lawn and timber garden shed. The rear garden offers a good degree of privacy.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

DOUBLE GLAZING
The property benefits from uPVC double glazing, and also has the benefit of uPVC soffits and fascias.

TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING
Contact the agent’s Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you. Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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