



St. Marys Close, Hessle, HU13 0HJ
£320,000



Platinum Collection

St. Marys Close, Hessle, HU13 0HJ

This impressive detached four-bedroom family home is situated in a highly sought-after location close to the iconic Humber Bridge. It offers generous and versatile living accommodation throughout, with well-proportioned bedrooms finished to a high standard. The modern dining kitchen and contemporary bathroom further enhance the property's appeal, making it the perfect home for families seeking comfort, style, and convenience.



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Key Features

- Detached Family Home
- 4 Bedrooms
- Cul-De-Sac Location
- Highly Desirable Area
- Beautifully Presented Throughout
- 2 Reception Rooms
- Off-Street Parking
- 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		
	72	82
England & Wales	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;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation.

LIVING ROOM

A generous living room with bay window to the front elevation and a feature fireplace with electric fire.

SITTING ROOM

A versatile reception space ideal for a further sitting room or a dining room, with window to the front elevation.

DINING KITCHEN

With gloss wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include a Gas Hob, electric Double Oven, Extractor Hood, Fridge, Automatic Dishwasher and a Wine Cooler. Further benefitting from ample dining space, French doors to the rear, kickboard lighting and a window to the rear elevation.

UTILITY ROOM

With gloss wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include a Washing Machine and a Freezer

WC

With low flush WC, vanity wash hand basin, recessed spotlights and a window to the side elevation.

FIRST FLOOR;

BEDROOM 1

A bedroom of double proportions with a variety of fitted furniture, window to the front elevation and access to the en-suite.

EN-SUITE

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

BEDROOM 2

A further bedroom of double proportions with window to the front elevation.

BEDROOM 3

A double bedroom with window to the rear elevation.

BEDROOM 4

A generous bedroom with window to the rear elevation.

BATHROOM

With a three piece suite comprising of a panelled bath with over head shower, a low flush WC and a vanity wash hand basin. Further benefitting from tiled walls, recessed spotlights, a heated towel rail and a window to the rear elevation.

EXTERNAL;

FRONT

With a driveway for 2 vehicles and a shaped lawn.

REAR

A superb tiered garden making it equally unique and impressive. With turfed lawn slate chipping area with fixed pergola, along with tiered stepped area with raised decking.

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.

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

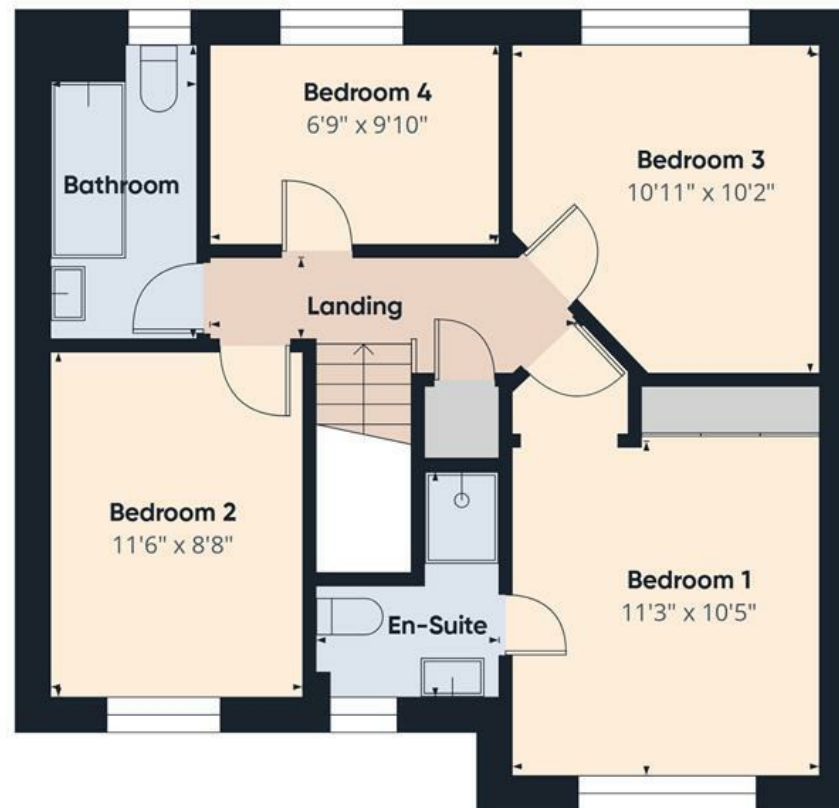
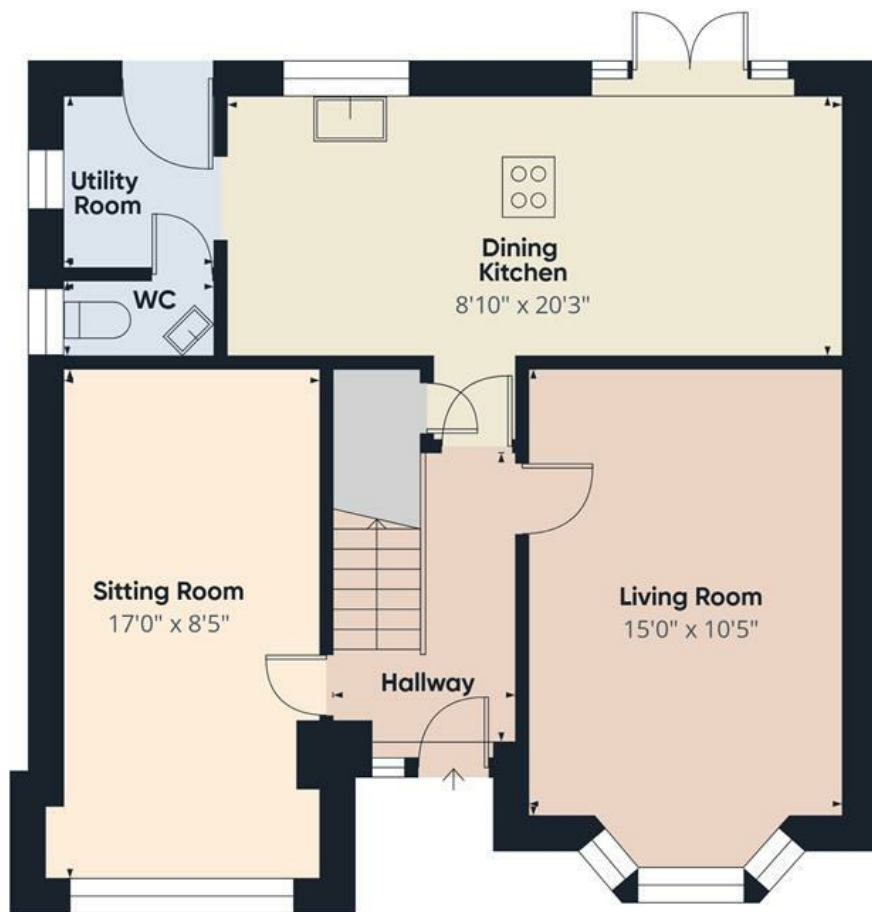
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all 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

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In compliance with NTSEAT 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)







Approximate total area⁽¹⁾
1155 ft²

(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.

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