




## 51 Tower Hill, Hessle, East Riding of Yorkshire, HU13 0SG

OIRO £260000

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- Modern and well equipped throughout
- Large west facing garden
- Central Hessle location
- Delightful views over Tower Hill park
- Significant floor space across three floors
- Fabulous kitchen dining area
- Private parking for two cars
- Summerhouse and garage
- Underfloor heating
- Converted loft room



This traditional build, three-bedroom home truly stands out from the crowd and needs to be seen to be fully appreciated. Set in a highly sought-after location in central Hessle, it boasts delightful views over Tower Hill Park and is just a short stroll from both The Weir and Hessle Square, making it perfect for those who enjoy being close to local amenities and green spaces.

Inside, you'll find a beautifully presented property with lots of thoughtful upgrades, including air conditioning and underfloor heating for year-round comfort. The spacious ground floor features a welcoming living room and a fabulous open-plan living dining kitchen that's ideal for family life or entertaining friends.

Upstairs, there are three comfortable bedrooms and a stylish, modern shower room. The converted loft provides a versatile space that can easily adapt to your needs.

Outside, the wonderful west-facing garden is landscaped for easy enjoyment and comes complete with a garage, parking space, and a charming summerhouse, perfect for relaxing on sunny days.

### **Living Room (12'8" x 14'7")**

A spacious, welcoming bay-fronted living room with beautiful bamboo flooring that continues through into the kitchen dining area, handy fitted alcove storage, and a charming fireplace complete with a dual-fuel burning stove.

### **Kitchen/Breakfast Room (20'5" x 14'1")**

The kitchen dining area is a delightful focal point for the property. This inviting living, dining, and kitchen space is designed for both comfort and style. You'll find sleek cream cupboards paired with durable laminated worktops and an eye-catching tiled splashback. Cooking and entertaining are a breeze with a Range Cooker, an integrated Dishwasher, an Extractor Hood, a handy Boiling Water Tap, plus plumbing ready for your Washing Machine and room for a Fridge/Freezer. The solid bamboo flooring feels warm underfoot, and with underfloor heating as well as air conditioning, you'll be cosy whatever the weather. Natural light floods in through a beautiful roof lantern and French doors, while recessed spotlights and kickboard lighting create a lovely evening atmosphere. There's also a handy storage cupboard for all your essentials, making this space as practical as it is welcoming.

### **Master Bedroom (13'7" x 9'3")**

This generously sized double bedroom boasts a charming bay window at the front overlooking Tower Hill park. Fitted air conditioning is also included to ensure comfort all year round.

### **Bedroom 2 (9'3" x 9'7")**

A further spacious double bedroom, it is currently being used as a dressing room. The room is further enhanced by a lovely window to the rear, allowing plenty of natural light to brighten the space.

### **Bedroom 3 (7'6" x 5'6")**

This comfortable single bedroom features a lovely array of fitted office furniture, including a handy desk and plenty of storage compartments. A window at the front lets in natural light, making it a welcoming space overlooking Tower Hill park.

### **Shower room (5'10" x 5'5")**

A modern shower room, beautifully finished with sleek, fully tiled walls and floors. The space features a comfortable three-piece suite including a spacious double shower enclosure for a refreshing start to your day, a convenient low flush WC, and a stylish vanity wash hand basin. You'll also enjoy the warmth of a designer radiator, the soft glow of recessed spotlights, and an extractor fan. Natural light streams through the rear window.

### **Loft Room (15'9" x 11'0")**

This wonderful space offers plenty of versatility. Enjoy the natural light from the Velux-style window, while recessed spotlights create a cosy atmosphere. There's also convenient eaves storage, making this area both practical and welcoming.