



Hillcrest Avenue, Hessle, HU13 0NP

Price Guide £349,995



Platinum Collection

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OFFERS INVITED BETWEEN A GUIDE PRICE OF £349,995 - £359,995.

A delightful four-bedroom semi-detached family home that has been extensively extended over the years and is a true credit to its current owner. Occupying a generous plot, the property boasts a beautifully maintained, south-westerly facing rear garden that has been thoughtfully landscaped to create an exceptional outdoor space.

Situated within a pleasant cul-de-sac in the ever-popular town of Hessle, the property enjoys convenient access to a wide range of local amenities.

The accommodation briefly comprises an inviting entrance hall, spacious lounge, dining room/separate sitting room, fitted kitchen, modern shower room and an attractive garden room overlooking the rear garden. To the first floor are four well-proportioned bedrooms and a family bathroom.

Externally, the front of the property features a neat block-paved garden and driveway providing ample off-street parking, together with a garage. The impressive rear garden is predominantly laid to lawn and benefits from several seating areas, ideal for outdoor entertaining and relaxation.

Early viewing is highly recommended to fully appreciate the size, condition and location of this exceptional family home.



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Key Features

- Credit To It's Current Owner
- Early Viewing Is A Must
- Large Corner Plot in a Popular Location
- Three Reception Rooms, Fitted Kitchen
- Four Bedrooms, Bathroom, Shower Room
- Large Rear Garden, Multiple off Road Parking
- Garage, Summerhouse, Shed and Greenhouse
- EPC - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

With double glazed entrance door, double glazed window to the side elevation, radiator and understairs cupboard.

SEPARATE SITTING ROOM/DINING ROOM

with double glazed angle bay window to the front elevation, feature fireplace, gas fire, picture rail, radiator and double doors to:-

EXTENDED LOUNGE

with double glazed patio doors onto the rear garden,

EXTENDED FITTED KITCHEN

with a range of cream high gloss base and wall unit, laminate work surfaces, drawers, sink unit, larder unit, electric hob, double electric oven, extractor hood, built in dryer and washing machine, carousel unit, splash back tiling, two double glazed windows to the rear and side elevation and radiator.

GARDEN ROOM

with laminate flooring, and double glazed windows and door onto the rear garden

SHOWER ROOM

with three piece white suite, comprising shower in

cubicle, wash hand basin in vanity unit, w.c., radiator, fully tiled and double glazed window to the side elevation.

FIRST FLOOR

LANDING

with three double glazed windows to the side elevation, radiator and access to roof void.

BEDROOM 1

with two double glazed windows to the rear and side elevation, built in wardrobes, built in drawers and radiator.

BEDROOM 2

with double glazed window to the rear elevation, built in wardrobes, built in drawers and radiator.

BEDROOM 3

with double glazed rounded bay window to the front elevation, picture rail and radiator.

BEDROOM 4

with double glazed window to the front elevation, picture rail, and radiator.

BATHROOM

with four piece white suite, comprising panelled bath, shower in cubicle, wash and basin in vanity unit, w.c., heated towel rail, fully tiled, tiled floor and double glazed window to the side elevation.

OUTSIDE

o the front of the property is a key blocked paved garden area with side driveway offering multiple parking facilities and which leads to a brick built garage, with up and over door and light and power point. To the rear is a lovely south westerly lawn garden with an array of flower and shrubs borders

and beds, trees, shrubs, patio area, decking area, summerhouse with further decking area, shed, greenhouse, pond and fencing forming boundary and gate.

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 D. (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.

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.

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.

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 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)

TENURE.

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

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.

PREMIUM CONVEYANCING

Get ready for speedier, smoother and more successful sales with Premium Conveyancing properties!

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion







Ground Floor



First Floor

Approximate total area⁽¹⁾
1298 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.

GIRAFFE360



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