



Marlborough Avenue, Hessle, HU13 0PN

Asking Price £650,000



Platinum Collection

## Marlborough Avenue, Hesse, HU13 0PN

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A rare opportunity has arisen to acquire this wonderful and individual double-fronted detached residence, built circa 1920 and occupying a prime position on the ever-popular Marlborough Avenue, conveniently placed for the wide range of amenities that Hesse town centre has to offer.

This exceptional home is a true credit to its present owners, having been maintained and enhanced to an exacting standard, with no expense spared in the quality of presentation and finish throughout.

Standing within mature gardens extending to just under a quarter of an acre, the property enjoys a delightful and private setting, including a charming "secret" garden complete with summer house. A long private driveway provides ample off-street parking and leads to a carport and garage.

The well-proportioned accommodation briefly comprises: entrance porch leading to a generous entrance hall with large storage cupboard; spacious lounge; sitting room/library; breakfast kitchen; utility area and ground floor WC; and an impressive Orangery/Day Room, creating a superb additional reception space overlooking the gardens.

To the first floor, a striking feature landing leads to five bedrooms, the principal benefitting from fully fitted furniture, together with a family bathroom and separate WC.

Early viewing is highly recommended to fully appreciate the character, space and quality of this outstanding family home.



MAISON

WARM AS TOAST



G MINDE



# Marlborough Avenue, Hessle, HU13 0PN

## Key Features

- Impressive Double-Fronted Detached Family Home
- Situated On The Popular Marlborough Avenue Close To Local Amenities
- Outstanding Gardens - Approx just under a 1/4 of An Acre Plot
- Entrance Porch & Hall, Shower Room & Cloakroom/w.c.
- 2 Reception Rooms, Breakfast Kitchen, Utility Area
- Fantastic Orangery/Day Room,
- Family Bathroom & Separate W.c.
- Early Viewing Is A Must
- EPC - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## HESSLE

The Town of Hesse 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 PORCH

With a solid oak entrance door.

### WELCOMING ENTRANCE HALL

with feature staircase leading to the first floor with understairs storage cupboard, cornice to the ceiling and picture railing,

### LOUNGE

With uPVC double glazed bay window which overlooks the front elevation, having bespoke shutters, feature fireplace with wood-burning stove with raised tiled hearth, picture railing, cornice to the ceiling and double glazed French doors with side windows lead to the orangery.

### SITTING ROOM/LIBRARY

With double glazed bay window which overlooks the front elevation with bespoke shutters, further double glazed window which overlooks the side elevation, fireplace with mantle, tiled inset and coal flame gas fire, fitted book shelving and storage cupboard, and picture rail.

### BREAKFAST KITCHEN

with a range of fitted wall and base-units with display shelving areas, deep white Belfast sink with mixer tap, new Quartz work surfaces with tiled surrounds, breakfast island with marble top with wine rack below,

underlighting to worktops, cornice to the ceiling, downlighters, original servant bell box, extractor/cooker hood, integrated dishwasher, high quality flooring., 2 double glazed windows which overlook the front, side and over the orangery,

### ORANGERY/DAY ROOM

This fabulous room includes stone flooring, underfloor heating, surround sound system, downlighters, glass roof, double glazed French doors and side windows leads to the garden, two further double glazed windows.

### SHOWER ROOM

With a three piece suite, comprising Walk-in shower, small wash hand basin with mixer tap, low level WC, downlighters, extractor, and tiled flooring.

### UTILITY AREA

With a deep white sink and mixer tap, storage cupboard, Iroko work surfaces stone flooring, plumbing for automatic washing machine, two uPVC double glazed windows which overlook the side. Door leading to the rear of the property.

### W.C.

With a high level WC, uPVC double glazed window which overlooks the side, tiled flooring.

## FIRST FLOOR

### LARGE LANDING

With three obscured double glazed windows which overlook the front elevation, picture railing, part wooden panelling to walls, built-in airing cupboard housing boiler serving central heating and hot water.

### BEDROOM 1

With range of bespoke wardrobes, drawers and cupboards, double glazed window overlooking the front elevation and having bespoke shutters, cornice to the ceiling, and picture railing,.

### BEDROOM 2

With double glazed bay window which overlooks the front elevation having bespoke fitted shutters, further double glazed window which overlooks the side, picture rail and cornice to the ceiling.

### BEDROOM 3

With double glazed window overlooking the rear elevation,

### BEDROOM 4

With 2 double glazed window overlooking the rear and side elevation

### BEDROOM 5

With double glazed window overlooking the rear elevation

### BATHROOM

With a two piece white suite, comprising bath with mixer tap and shower attached, vanity wash hand basin with mixer tap, heated towel rail and combined radiator, extractor, partially tiled, panelling to walls, tiled floor and double glazed window which overlooks the rear elevation,

### W.C.

with w.c. partially tiled and double glazed window which overlooks the rear elevation.

## OUTSIDE

The property stands in outstanding grounds of approximately 1/4 of an acre, the front of which has two lawns and a central path with wrought-iron gate and privet hedging on the perimeters. Two wrought-iron gates lead to a long drive providing ample parking, car port and leads on to a brick-built Detached Garage with light and power points. Also to the rear of the garage there is an attractive brick-built potting shed. The rear of the property enjoys private and mature grounds with patio and steps leading



down to the lawn garden, many mature trees, bushes, shrubs, raised flowerbeds and good-size store, external tap connected. There is hedging and an archway which leads to a "secret" garden with feature summerhouse including power and lighting with entry doors and windows.

## 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 F. (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 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)

## 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.







Ground Floor



First Floor

Approximate total area<sup>(1)</sup>  
2273 ft<sup>2</sup>

(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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**Philip**  
**Bannister**  
Estate & Letting Agents

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