



Westfield Rise, Hessle, HU13 0NB

£290,000



Platinum Collection

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This beautifully extended three-bedroom semi-detached home offers the ideal setting for family living. Located in a highly sought-after area of Hessle, the property boasts a stunning open-plan living/dining kitchen, perfectly designed for modern lifestyles. Outside, you'll find a landscaped garden complete with an outdoor kitchen and entertainment area - ideal for hosting and relaxing. A truly exceptional home not to be missed.



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Key Features

- Highly Desirable Location
- Superbly Appointed Semi-Detached Home
- Fabulously Landscaped Garden
- Outdoor Kitchen & Entertainment Area
- Off-Street Parking & Garage
- Stunning Dining Kitchen
- A Must View
- EPC = D



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		
	58	84
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

WC

With low flush WC, vanity wash hand basin, tiled flooring and a heated towel rail.

LIVING ROOM

10'9 x 12 (3.28m x 3.66m)

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

DINING KITCHEN

13'10 x 19'4 (4.22m x 5.89m)

A fabulous and extended dining kitchen. The kitchen area benefits from shaker style 'graphite' wall and base units, laminated work surfaces, a tiled splashback and impressive kitchen island with breakfast bar. Integrated appliances include an Induction Hob, Electric Oven, Extractor Hood, Fridge/Freezer, Automatic Dishwasher and a Wine Cooler. The area further benefits from ample dining space, recessed spotlights, 2 sky lights and bi-folding doors to leading to the rear garden.

UTILITY AREA

With plumbing for an automatic washing machine and ample storage.

FIRST FLOOR;

BEDROOM 1

9'6 x 11'3 (2.90m x 3.43m)

A bedroom of double proportions with fitted wardrobes, bay window to the front elevation and access to the en-suite.

EN-SUITE

With a three piece suite comprising of a shower enclosure, a vanity wash hand basin and a low flush WC. Further benefitting from a window to the front elevation, tiled flooring, partially tiled walls and a radiator.

BEDROOM 2

7'8 + wardrobes x 11'2 (2.34m + wardrobes x 3.40m)

A further double bedroom with fitted wardrobes and a window to the rear elevation.

BATHROOM

With a three piece suite comprising of a jacuzzi bath, vanity wash hand basin and a low flush WC. Further benefitting from tiled walls, recessed spotlights and a window to the rear elevation.

SECOND FLOOR;

BEDROOM 3

10'3 x 10'11 (3.12m x 3.33m)

With fitted desk, ample storage and a Velux window to the rear elevation.

EXTERNAL;

FRONT

With ample off-street parking to the front driveway, shared access drive leading to the garage.

REAR

Superb rear garden ideal for entertaining with outdoor kitchen area, covered patio areas with pergola's, shaped lawn, timber fencing and access to the garage.

GARAGE

With up & over door, side door light & power supply.

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 . (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

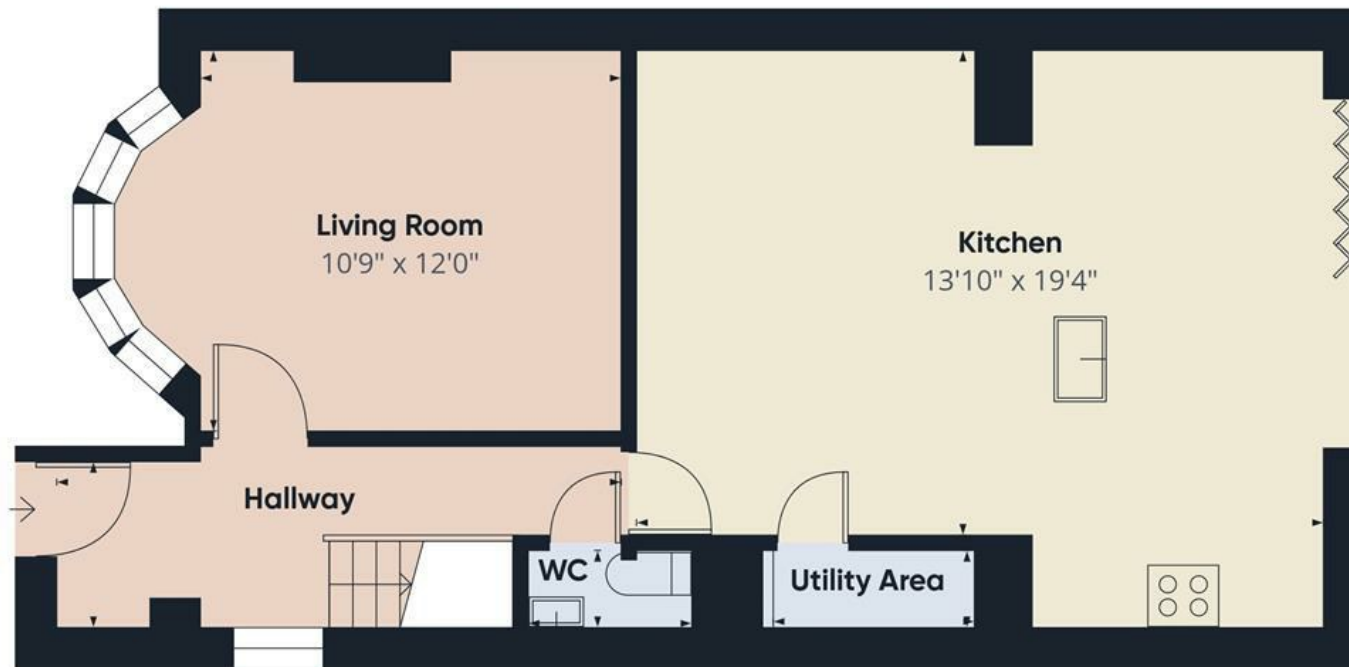
constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or 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)







Ground Floor



First Floor



Floor 2

Approximate total area⁽¹⁾
1040 ft²

Reduced headroom
83 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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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