



Ferriby Road, Hessle, HU13 0HS

£525,000



Platinum Collection

Ferriby Road, Hesse, HU13 0HS

This impressive five-bedroom semi-detached home is bursting with original features and character, offering the perfect blend of charm and practicality for family living. Boasting five generous bedrooms and three bath/shower rooms, the property also benefits from exceptionally spacious living areas designed for both relaxation and entertaining. To the rear, a fabulous south-facing landscaped garden provides a private haven for outdoor enjoyment, while ample off-street parking enhances convenience. Situated in one of Hesse's most sought-after locations, the home is just a short stroll from the excellent amenities of The Weir and Hesse Square. Offered to the market with no onward chain, this property presents a rare opportunity to secure a truly exceptional family residence.



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Key Features

- Stunning Period Property
- Semi-Detached Family Home
- Superb South Facing Landscaped Rear Garden
- Ample Off-Street Parking
- Highly Desirable Location
- 5 Bedrooms & 3 Bathrooms
- of Living Accommodation
- 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		
	60	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;

PORCH

Providing access to the entrance hall and the rest of the accommodation.

ENTRANCE HALL

A welcoming entrance hall with many original features, benefitting from solid wood flooring and a staircase off.

LIVING ROOM

An extremely spacious living room with solid wood flooring, feature fireplace housing a dual fuel burning stove, a bay window to the front elevation and alcove fitted shelving.

KITCHEN

Bright and spacious kitchen with modern white gloss wall and base units, solid wooden worksurfaces and tiled splashback. Integrated appliances include an electric double oven, electric hob, extractor hood and a stainless steel sink. Further benefitting from cupboard space, a large window providing excellent natural light, complemented by overhead lighting. Durable wooden flooring and generous workspace make this kitchen both functional and easy to maintain.

UTILITY

A practical utility room fitted with white gloss base and wall units, laminated work surfaces, tiled splashback and a stainless steel sink, with space and plumbing for appliances and access through to the main accommodation.

REAR LOBBY

With staircase off, side door leading outside and providing access to the Sitting/Dining Room.

SITTING/DINING ROOM

A versatile reception space with a superb aspect over the rear garden provided by the bay window with French doors. Further benefitting from solid wood flooring, feature fireplace housing a dual fuel burning stove and alcove fitted shelving.

FIRST FLOOR;

BEDROOM 2

A bedroom of double proportions with bay window to the front elevation, fitted wardrobes and a feature cast iron fireplace.

BEDROOM 3

A further double bedroom with feature cast iron fireplace, window to the side elevation, vanity wash hand basin and French doors leading to the external staircase.

BATHROOM

With a three piece suite comprising of a panelled bath with overhead shower, a WC and a vanity wash hand basin. Further benefitting from recessed spotlights, partially tiled walls and a window to the front elevation.

BEDROOM 4

A further double bedroom with window to the rear elevation.

SHOWER ROOM

With a walk-in shower, a vanity wash hand basin, partially tiled walls, floor to ceiling storage unit, recessed spotlights and a radiator.

WC

With low flush WC, window to the side elevation and solid wood flooring.

BEDROOM 5

A single bedroom with window to the side elevation.

SECOND FLOOR;

BEDROOM 1

Superb master suite featuring fitted shelving, a character fireplace, dual-aspect windows, and a private balcony with stunning views of the Humber Bridge. Includes access to a dressing/storage area leading through to the en-suite shower room.

EN-SUITE

With a three piece suite comprising of a walk-in shower, vanity wash hand basin and a low flush WC. Further benefitting from partially tiled walls and

EXTERNAL;

FRONT

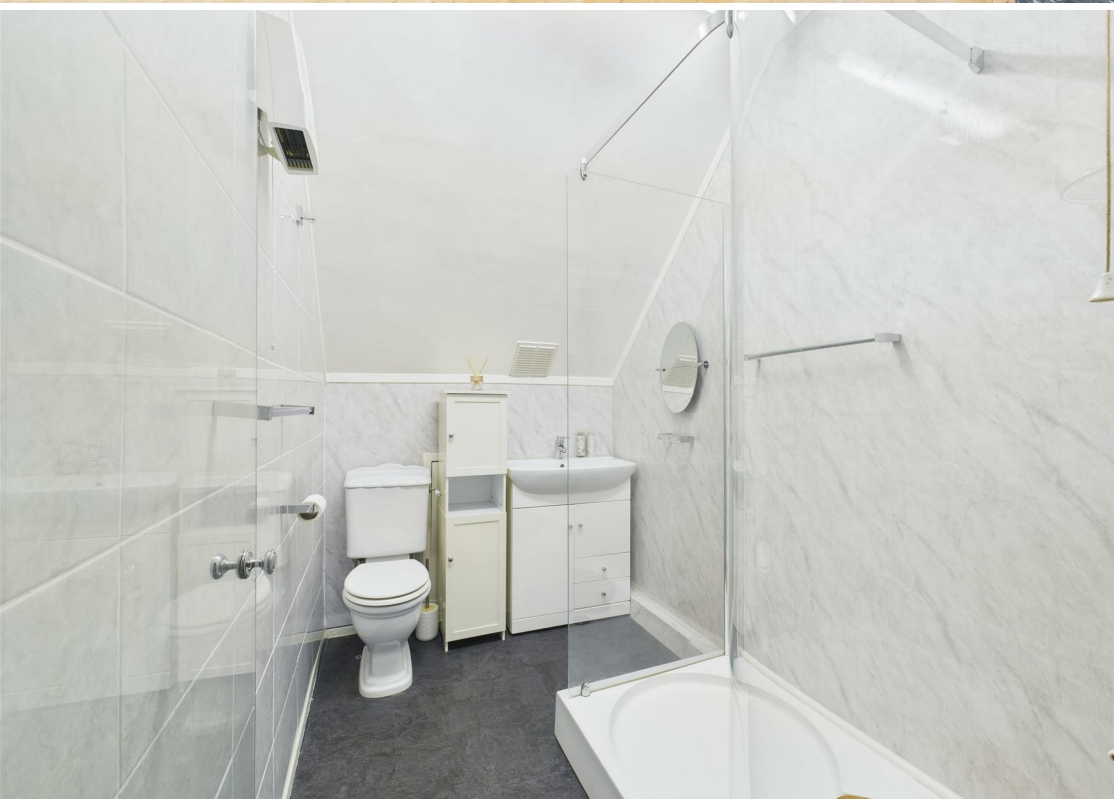
A resin-set driveway providing ample off-street parking for multiple vehicles.

REAR

Superbly landscaped south facing rear garden with various patio area, shaped lawn, herbaceous borders, summer house and garage.

SUMMERHOUSE

Providing outdoor reception space or further storage with power supply.



GARAGE

With light and 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 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.

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.

TENURE

We understand that the property is Freehold. / Leasehold

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

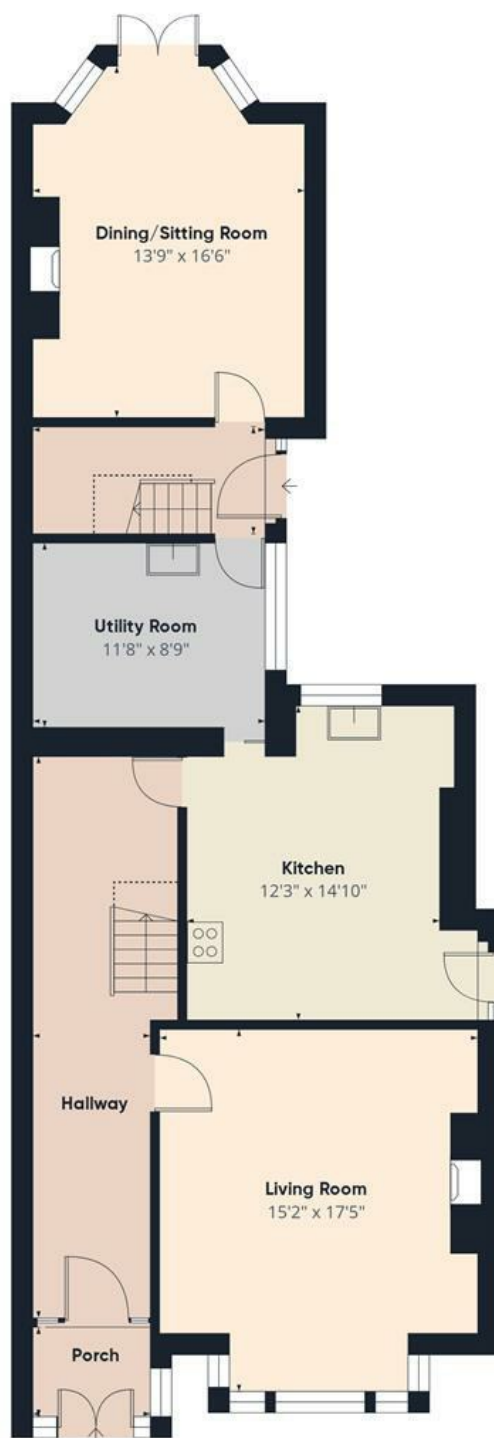
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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⁾

2239 ft²

Balconies and terraces

54 ft²

Reduced headroom

87 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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