



Ferriby Road, Hessele, HU13 0RG  
£440,000



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Platinum Collection

## **Ferriby Road, Hessle, HU13 0RG**

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This stunning period home has been sympathetically modernised to create a stylish and contemporary living space, whilst beautifully retaining and showcasing an abundance of fabulous original features throughout. Offering over 2,000 sq ft of immaculately presented accommodation arranged across three floors, the property provides exceptional space for modern family living. The accommodation comprises four generous double bedrooms, three elegant reception rooms, a superb breakfast kitchen and three well-appointed bathrooms. Externally, the property further benefits from a delightful Southerly facing rear garden, a driveway to the front and additional parking to the rear. A truly wonderful family home of immense charm and character that is offered to the market chain free!



# Ferriby Road, Hessle, HU13 0RG

## Key Features

- Stunning Period Property
- Original Features & Charm Retained
- 3 Reception Rooms
- 4 Double Bedrooms
- 3 Bathrooms
- Ample Off-Street Parking
- Beautifully Presented Throughout
- No Chain Involved
- EPC =



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	78
(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

A beautiful entrance hall which is entered via beautiful stain glass double doors, the original tiled flooring has been restored along with the staircase to create a quite beautiful entrance.

#### LIVING ROOM

A generous living room with inset gas fireplace and a bay window to the front elevation.

#### SITTING ROOM

A versatile reception space ideal for a sitting room with feature fireplace and French doors to the rear.

#### BREAKFAST KITCHEN

Superb modern breakfast kitchen with grey gloss wall and base units, contrasting work surfaces and a breakfast bar. Integrated appliances include an Induction Hob, 2 Belfast sinks, a Dishwasher, Electric Oven, Extractor and a Fridge/Freezer. Further benefitting from windows to the side elevations, alcove fitted storage unit and tiled flooring.

#### DINING / GARDEN ROOM

A further versatile reception space with a fabulous aspect over the rear garden via the glazed French doors. Further benefitting from a utility cupboard.

## WET ROOM

With a three piece suite comprising walk-in shower, a low flush WC and a vanity wash hand basin, splash back tiling and heated towel rail.

### FIRST FLOOR;

#### BEDROOM 1

A bedroom of double proportions with decorative feature cast-iron fireplace, a storage cupboard and two windows to the front elevation.

#### BEDROOM 3

A double bedroom with decorative cast iron fireplace and a window to the rear elevation.

#### BEDROOM 4

A double bedroom with storage cupboard, a decorative cast iron fireplace and a window to the rear elevation.

#### SHOWER ROOM

A fully tiled shower room with a two piece suite comprising of a shower enclosure and a wash hand basin. Further benefitting from a window to the side elevation.

#### WC

With low flush WC and a window to the side elevation.

### SECOND FLOOR;

#### BEDROOM 2

Spacious double bedroom with decorative cast-iron fireplace and a window to the front elevation.

#### BATHROOM

With a four piece suite comprising of a bath, shower cubicle, concealed cistern WC and a vanity wash

hand basin. Further benefitting from a Velux window and a radiator.

### EXTERNAL;

#### FRONT

With a brick-set driveway providing off-street parking for 2 vehicles.

#### REAR

Southerly facing rear garden with shaped lawn, raised patio area with fixed Pergola, further seating area to the back of the garden, garden shed and bin store, further access via the partially owned rear 10'

### 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 E (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.

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.

### TENURE.

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

### 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

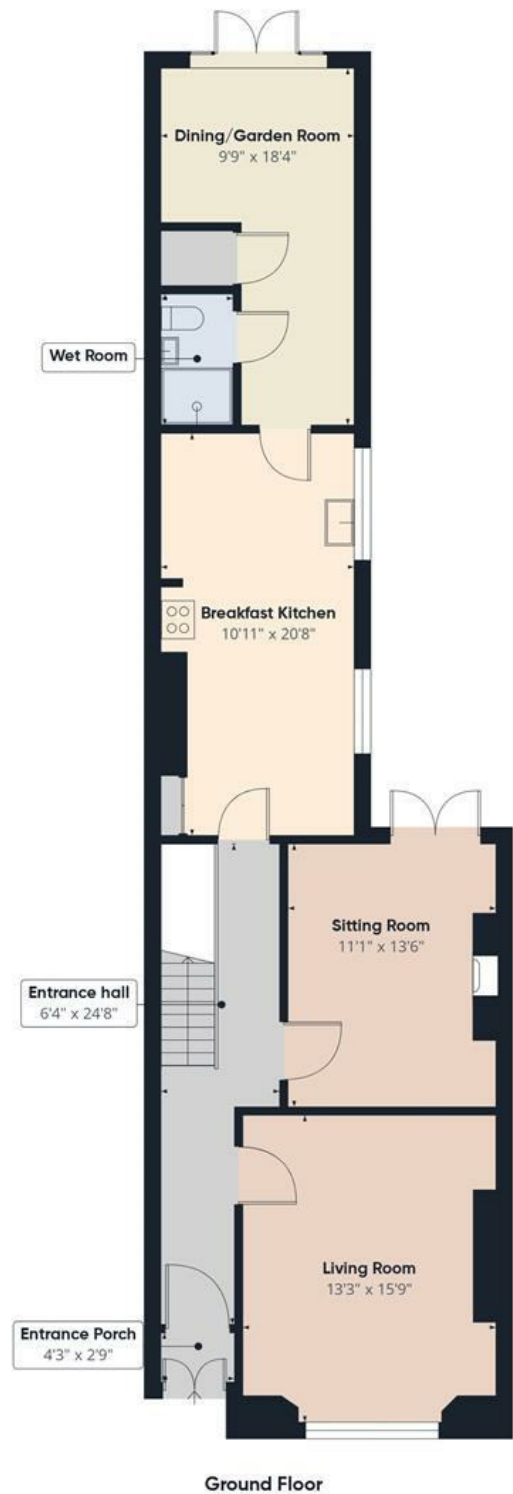
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all 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 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)







**Approximate total area<sup>(1)</sup>**  
1925 ft<sup>2</sup>

**Reduced headroom**  
41 ft<sup>2</sup>

(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





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

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