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grays



23 Headlands Drive, Hessle, HU13 0JP

£325,000









# 23 Headlands Drive

Hessle, HU13 0JP

- SUPERBLY PROPORTIONED PLOT WITH ADDITIONAL LAND
- EXTENDED HOME
- PRIVATE GARDENS
- FURTHER POTENTIAL
- DOUBLE GARAGING AND GENEROUS DRIVE
- EXCELLENT ROOM PROPORTIONS
- 3 RECEPTION SPACES
- VIEWING ADVISED

EXTENDED TO REAR AND EXPANSIVE PLOT (WITH HOPE VALUE) IN A DISCREET RESIDENTIAL SETTING–

Smartly appointed throughout and offered for sale is this extended family home located in a prominent Hessle location with viewing highly advised as the property remains larger than an initial glance would suggest. With a blend of traditional external appeal and further scope for improvement, with the benefit of a ground floor sun room extension.

The property in its entirety boasts a wealth of features with generous reception rooms and bedroom sizes throughout with living accommodation comprising to the ground floor; Reception Hallway, Bay fronted Lounge leading through to Dining Area and Sun Room, open plan Kitchen and Dining Area, Utility cupboard and external W.C. To the first floor level a central landing gives access to Three Bedrooms of an excellent size with House Bathroom.

Ample parking provision is provided via a large entrance drive with access to a Double Garage and access to a generous west facing rear garden offering good levels of seclusion and privacy throughout.

Further Hope Value exists with plot potential (subject to the necessary permissions of land to the rear with dedicated access, currently being acquired)

Given the appeal of home on offer comes highly advised for internal inspection.



£325,000



## GROUND FLOOR

### ENTRANCE HALLWAY

15'1" x 6'8" (4.62 x 2.05)  
A welcoming entrance to this deceptively spacious bay fronted home, with stained glass window detailing and additional stained glass window to side elevation, staircase approach to first floor level with blastrade and spindles, hardwood flooring, understairs storage cupboard. Provides access through to...

### DINING KITCHEN

22'1" x 8'9" (6.74 x 2.69)  
Of an excellent size with a range of fitted wall and base units with contrasting work surfaces over, induction hob, double oven, inset sink and drainer, integrated fridge, integrated dishwasher, uPVC double glazed windows to the side and rear elevations with full garden outlook, raised area for dining table, wood effect floor coverings, additional utility/pantry cupboard housing boiler and plumbing for washing machine.

### LOUNGE

12'6" x 13'0" (3.82 x 3.97)  
With uPVC double glazed bay window providing an abundance of natural daylight, being accessed from the hallway and suitably sized to accommodate furniture suite, with central focal point provided by a gas fire insert with marble hearth and surround, coving detail throughout and open plan through to...

### DINING ROOM

11'11" x 13'4" (3.64 x 4.08)  
With fitted dresser to one full wall length, sliding door leading through to...

### SUN ROOM EXTENSION

10'8" x 17'9" (3.27 x 5.42)  
With tiled floor covering, full panoramic garden views, wall light points, access door leading to patio terrace also.

## FIRST FLOOR

### LANDING

With uPVC privacy window to side, loft access point and access to three bedrooms.

### BEDROOM ONE

16'0" (into bay) x 10'5" (4.89 (into bay) x 3.18)  
With wardrobes to one full wall length and locker storage, of double bedroom proportions.

### BEDROOM TWO

10'0" x 12'8" (3.07 x 3.87)  
With laminate to floor coverings, uPVC double glazed window to rear, fitted wardrobes with inset sink.

### BEDROOM THREE

9'2" x 7'6" (2.81 x 2.30)  
With uPVC window to frontage, wardrobes and locker storage over.

### HOUSE BATHROOM

8'8" x 8'3" (2.65 x 2.52)  
With four piece suite incorporating corner bath, self contained shower cubicle, raised area with basin inset to vanity unit, low flush w.c, heated towel rail, inset spotlights to ceiling, uPVC privacy windows to the side and rear elevations.





## OUTSIDE

The property boasts a broad roadside frontage within the peaceful setting of Headlands Drive, offering a number of similarly styled bay fronted semi detached traditionally styled homes. A wall borders the front boundary perimeter with a hard landscaped front garden and brick sett driveway providing parking for numerous vehicles, with access to double garage (5.80m x 4.47m) with two electronically operated doors and offering full power and lighting. A wrought iron access gate leads through to an inner courtyard area and patio extending from the immediate building footprint, with covered porch area, and access to an outside w.c. A lawned grass section features with a number of raised plant borders, additional vegetable plots, herbaceous planting and edging throughout offering a mature plot environment with privacy and seclusion. Given the garden appeal and expansive plot this remains one of the most saleable attributes to the property and comes recommended for viewing via the sole selling agent Staniford Grays.

## AGENTS NOTE

Gated access exists to a further land area that is currently being acquired by the vendors, offering Hope Value and potential given the access from Headlands Drive. For further details please contact the sole selling agent Staniford Grays.

## FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

## SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'D'.

## TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

## VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

## WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

## MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire  
At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

## PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

## MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

## FEES

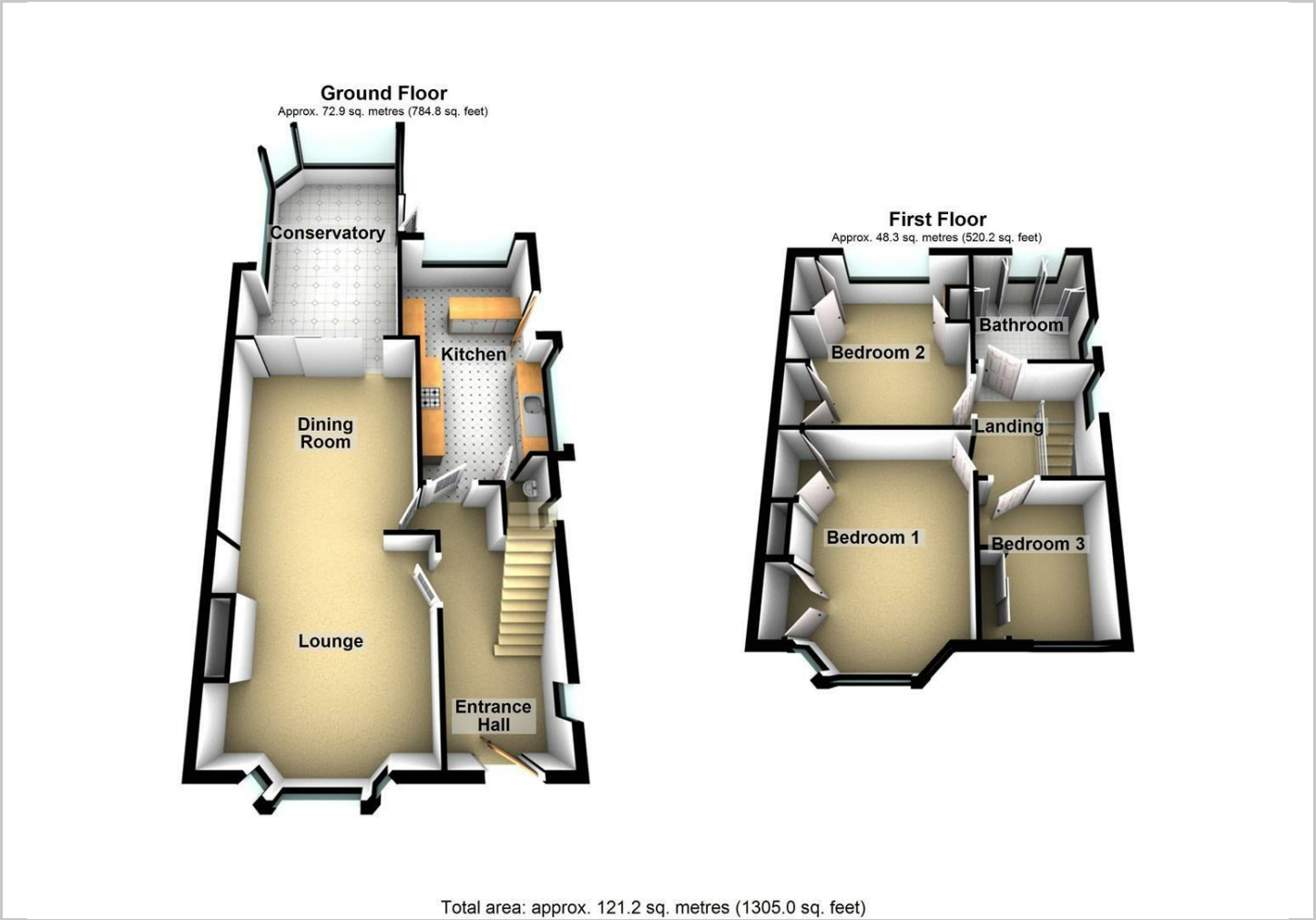
The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.







Floor Plans



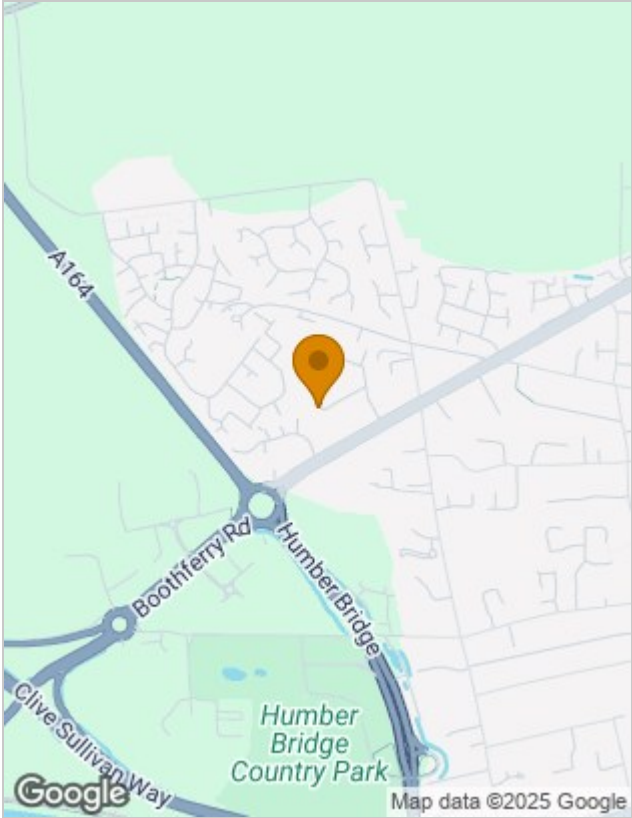
Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

