



15 Acorn Way, Hessle, HU13 0TB

Guide Price £440,000





15 Acorn Way

Hessle, HU13 0TB

- DECEPTIVELY SPACIOUS HOME
- MODERNISED INTERIOR
- NO ONWARD CHAIN
- 3 BATHROOMS
- VIEWING ADVISED
- EXTENDED TO REAR
- CORNER PLOT POSITION
- 5 BEDROOMS
- DOUBLE GARAGE AND GENEROUS DRIVEWAY

FAMILY HOME EXTENDING OVER 1700 SQUARE FEET, BEING DECEPTIVELY SPACIOUS AND LOCATED IN AN END CORNER POSITION.

Well situated in the highly regarded residential neighbourhood of Acorn Way on Tranby Park Meadows.

Presented to the market and offering generous reception spaces and a versatile layout throughout is a detached family home which comes highly recommended for internal inspection.

The flexible living accommodation comprises, Entrance Hall, Formal Reception Lounge with front facing view, Dining/Sitting Room leading through to a Conservatory extension, open plan Kitchen with, Utility Room and Cloakroom W.C.

To the first floor level a central landing gives access to a Principal Bedroom with En-Suite provision and Dressing Area, Guest bedroom with Ensuite provision and three further Bedrooms and a House Bathroom.

Externally the property enjoys a generous plot size with the benefit of private and enclosed gardens with privacy throughout. Double Garage and driveway parking.

Ideal family home and viewing strongly advised given the position of the plot and the family house potential on offer.



Guide Price £440,000



GROUND FLOOR

STORM PORCH

ENTRANCE HALLWAY

A spacious hallway accessed via composite style entrance door with engineered oak floor coverings, providing access to ground floor reception rooms, staircase approach to first floor level with balustrade and spindles.

7'10" x 3'2" (2.40 x 0.97)

CLOAKROOM / W.C
With privacy window to rear, low flush w.c, pedestal wash hand basin with tiling to splashback.

19'4" x 12'0" (5.90 x 3.66)

RECEPTION LOUNGE

Generously sized with engineered oak flooring, wall light points, a central focal point is provided via a gas fire insert with granite hearth and traditionally styled surround, with walk-in uPVC double glazed fret-style window.

12'0" x 11'10" (3.68 x 3.63)

SITTING ROOM / RECEPTION TWO

Neutrally appointed throughout with laminate to floorcoverings, French doors leading to conservatory extension, has potential to be used for a multitude of purposes including family room, sitting room or alternate dining room.

13'3" x 11'1" (4.04 x 3.39)

CONSERVATORY

Of an excellent size with full South facing garden views, with vaulted Victorian style pitched roof, quarter height wall and uPVC double glazed mounted units.

13'7" x 13'6" (4.15 x 4.13)

BREAKFAST KITCHEN

Boasting modern presentation throughout with a range of fitted contrasting wall and base units, modern style work surfaces over, splashbacks and upstands, downlighters, inset spotlights to ceiling, tiled floorcovering, Bosch gas hob with complementary extractor canopy, mid level AEG oven and microwave, integrated full height fridge freezer, inset sink and drainer with feature mixer tap also, uPVC double glazed window to the rear. Walkway through to integral garage. Provides access through to...

8'2" x 5'4" (2.49 x 1.65)

UTILITY ROOM

With access door to the rear, with a range of wall and base units and cupboard housing boiler, inset sink and drainer, space for white goods and plumbing for washing machine.

FIRST FLOOR

LANDING

Providing access to five bedrooms and house bathroom, loft access point and Velux rooflight offering further natural daylight.

13'9" x 11'11" (4.21 x 3.65)

PRINCIPLE BEDROOM
With uPVC double glazed window to the front elevation, providing access to a dedicated...

6'2" x 4'11" (1.90 x 1.51)

DRESSING ROOM

With fitted wardrobes and shelving to one full wall length. In turn leading to...



EN SUITE SHOWER ROOM

With corner shower cubicle with wall mounted showerhead and console, pedestal basin, low flush w.c, tiling to splashback with contrasting mosaic border detail, electric shaver point, uPVC privacy window to the side elevation.

BEDROOM TWO / GUEST BEDROOM

Of double bedroom proportions with window to the front elevation and fitted wardrobes to one full wall length.

15'3" x 9'11" (4.66 x 3.03)

EN SUITE SHOWER ROOM

With modern presentation incorporating concealed cistern low flush w.c, inset basin to storage unit, corner shower cubicle with rainfall showerhead, inset spotlights to ceiling, heated towel rail, black galaxy granite flooring with complementary tiling to wallcoverings and splashbacks also, uPVC privacy window to the front elevation.

BEDROOM THREE

With uPVC double glazed window to the rear elevation.

10'9" x 8'7" (3.29 x 2.64)

BEDROOM FOUR

With uPVC double glazed window to the rear elevation.

9'8" x 7'11" (2.96 x 2.42)

BEDROOM FIVE

With uPVC double glazed window to the frontage.

12'0" x 12'2" (3.67 x 3.72)

HOUSE BATHROOM

Traditionally styled with inset basin to vanity storage unit, low flush w.c, corner bath with ornate detail showerhead and tap points, traditional tiling to full wallcoverings, uPVC privacy window to the side elevation.

OUTSIDE

Acorn Way benefits from a prominent Hessle setting offering excellent commuter access to the A63/M62 corridor, also falling within the catchment area for good primary and secondary schools. The immediate setting offers a number of executive style detached family homes with the subject dwelling benefiting from a discreet and private tapered corner plot position, with a brick sett driveway offering parking provision for multiple vehicles, in turn leading to double garage (4.65m x 4.97m) with up and over access doors. A laid to lawn front garden area exists with established planting and shrubbery to the border perimeters, a gated access leads to the private and enclosed South facing garden with pillared wall detailing, patio area to the side and fencing to perimeter boundaries, being mainly laid to lawn grass with established plant borders, external tap and light points.

AGENTS NOTE

The property has recently undergone a program of decoration and carpeting, with viewings available through the sole selling agent Stanford 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 E.R.Y.C council tax band is 'F'.

TENURE

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

VIEWING

Strictly by appointment with sole selling agents, Stanford 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.

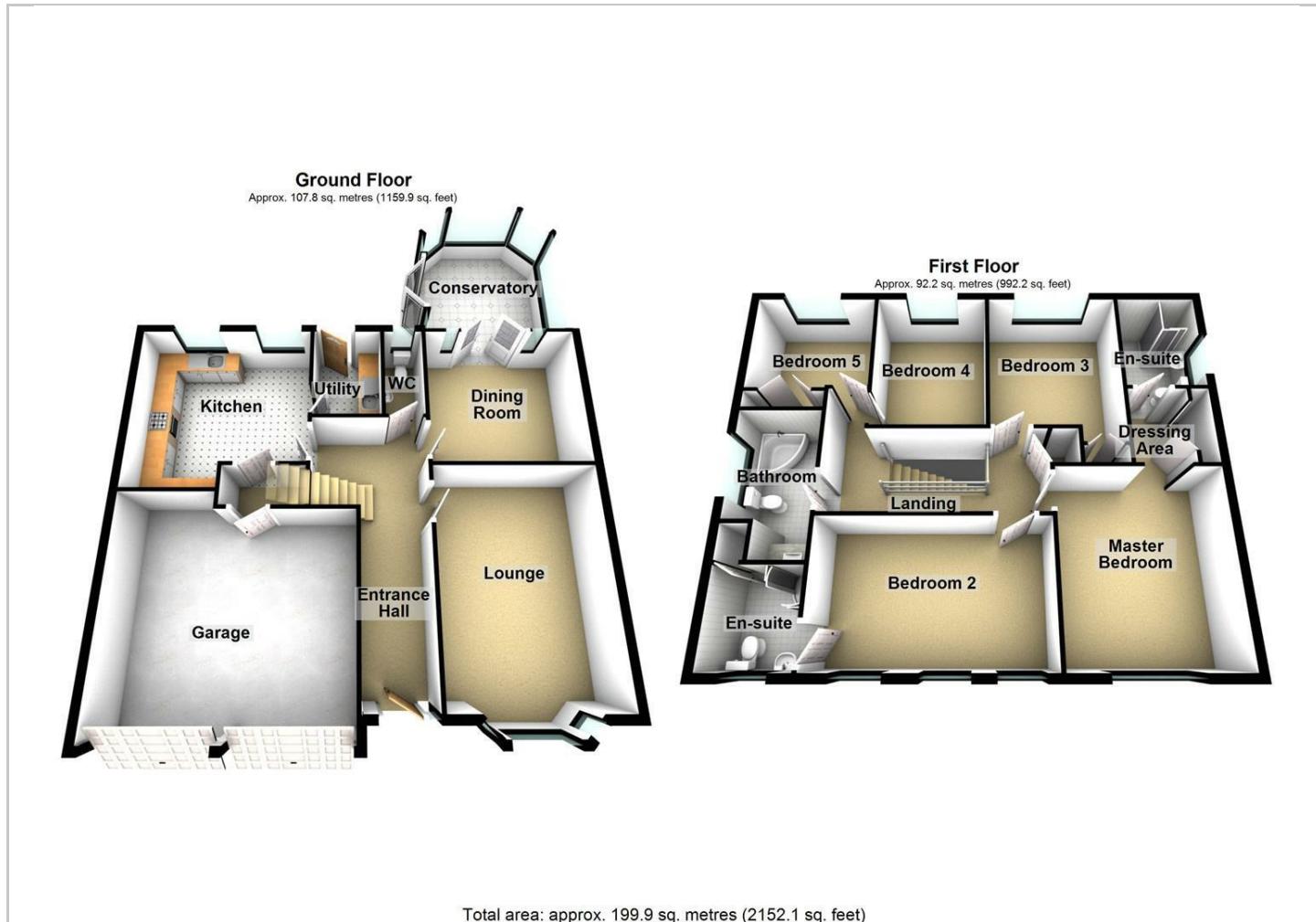
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



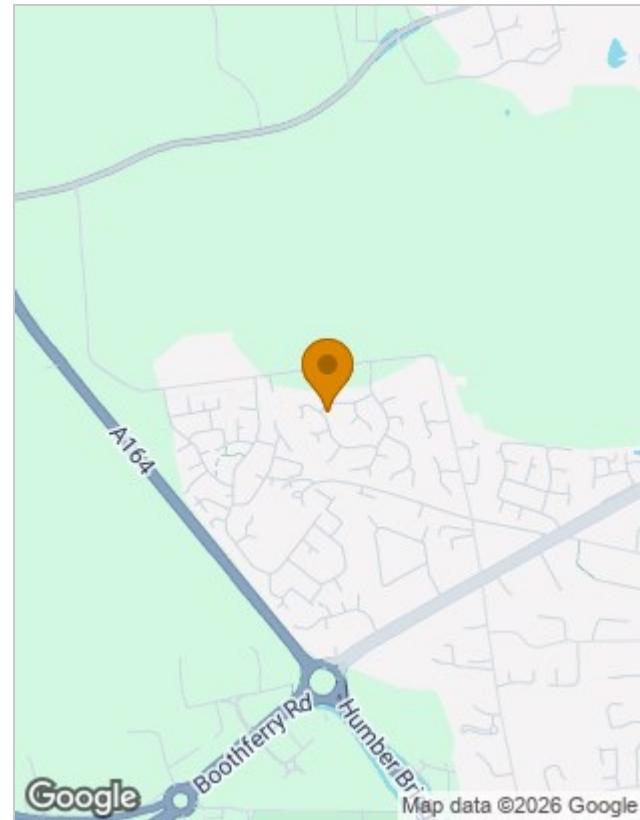
Floor Plans



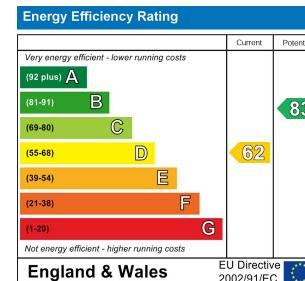
Viewing

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

Location Map



Energy Performance Graph



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.