



Ferriby Road, Hessle, HU13 0HT

Offers Over £499,995



Platinum Collection

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A substantial property on a generous plot and a rare find on one of Hessle's prestigious Roads! Prime location and positioned on the tree lined street of Ferriby Road lies this beautiful four bedroomed detached family home. Vastly extended and offering fantastic versatile living with a combination of modern touches, it has something to offer the ever-growing family. Set within easy reach of Hessle amenities and well-regarded schools, this detached family home is certainly a unique property that must be viewed to be appreciated. The property briefly comprises of a welcoming entrance hall, spacious living room, a modern kitchen with a separate utility room, two further separate reception rooms and spacious games room for versatile usage. To the first floor is four fantastic bedrooms, the main bedroom having the added benefit of an en suite and a family bathroom. The property also benefits from a large driveway offering multiple parking which leads to a double garage, and an enclosed wrap around garden. A truly unique property in the heart of Hessle that needs to be viewed to be appreciated.



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Key Features

- A substantial property on a generous plot
- A rare find on one of Hessle’s prestigious Roads
- Four reception Rooms with additional Games Room
- Impressive Breakfast Kitchen And Utility Room
- Four Double Bedroom, En Suite, Family Bathroom
- Multiple Parking Facilities, Detached Double Garage
- Superb Wrap Around Gardens. Early Viewing Is A Must
- 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		
	62	76
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.

WELCOMING ENTRANCE HALL

With double glazed entrance door, radiator and stairs to the first floor.

CLOAKROOM/W.C.

with a two piece suite, comprising wash hand basin, w.c., splash back tiling and radiator.

LOUNGE

22'8 into bay x 11'6 (6.91m into bay x 3.51m) with double glazed angle bay window to the front elevation, feature fireplace with gas fire, radiator and double glazed French doors onto the rear garden.

DINING ROOM

9'11 x 11'7 (3.02m x 3.53m) with double glazed window to the rear elevation and radiator.

STUDY/PLAYROOM

6'4 x 13'2 (1.93m x 4.01m) with double glazed window to the rear elevation and radiator.

SEPARATE SITTING ROOM

9'8 x 11'6 (2.95m x 3.51m) with double glazed window to the side elevation, radiator and access to the games room.

GAMES ROOM

17'1 x 17'8 (5.21m x 5.38m) with two double glazed bow style windows to the side elevation, further double glazed window, double glazed french door, inset lights and radiator.

BREAKFAST KITCHEN

15'1 x 9'11 (4.60m x 3.02m) with a range of high gloss base and wall units, laminate work surfaces, drawers, stainless steel sink unit, gas hob, electric oven, extractor hood, space for microwave, built in dishwasher, built in fridge and freezer, larder unit, tiled floor. splash back tiling, double glazed window to the side elevation and radiator.

UTILITY ROOM

9'8 x 5'9 (2.95m x 1.75m) with a range of high gloss base and wall units, laminate work surfaces, stainless steel sink unit, plumbing for automatic washing machine, boiler, tiled floor, radiator and double glazed window and door to the side elevation.

LANDING

with access to roof void and storage cupboard

BEDROOM 1

20'3 x 11'9 narrowing to 8'1 (6.17m x 3.58m narrowing to 2.46m) with two double glazed windows to the front and rear elevation, radiator, built in wardrobes, built in dressing table unit with drawers.

EN SUITE SHOWER ROOM

6'11 x 6'9 (2.11m x 2.06m) with a three piece suite comprising shower in cubicle, wash hand basin with vanity unit beneath, w.c., splash back tiling, heated towel rail, tiled floor and double glazed window to the front elevation.

BEDROOM 2

10' x 11'8 from front of wardrobes (3.05m x 3.56m from front of wardrobes) with double glazed window to the rear elevation, radiator and built in wardrobes.

BEDROOM 3

8'1 from front of wardrobes x 11'10 (2.46m from front of wardrobes x 3.61m) with double glazed window to the front elevation, radiator and built in wardrobes.

BEDROOM 4

6'11 x 9'10 (2.11m x 3.00m) with double glazed window to the front elevation, radiator and built in wardrobes and dressing table unit with drawers.

FAMILY BATHROOM

6'6 x 11'5 (1.98m x 3.48m) with a four piece suite comprising corner bath, wash hand basin, bidet, w.c., half tiled, inset lights, heated towel rail and double glazed window to the rear elevation.

EXTERNAL

Outside to the front of the property are lawn garden areas with trees and a large driveway offering multiple parking facilities which lead to a double brick detached garage with up and over door. To the rear and side are lawn gardens with patio area, fencing forming boundary, trees and shrubs and gates.

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.

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

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 £120 Hamers£100 Lockings Solicitors £100

TENURE.

We understand that the property is Freehold.

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.

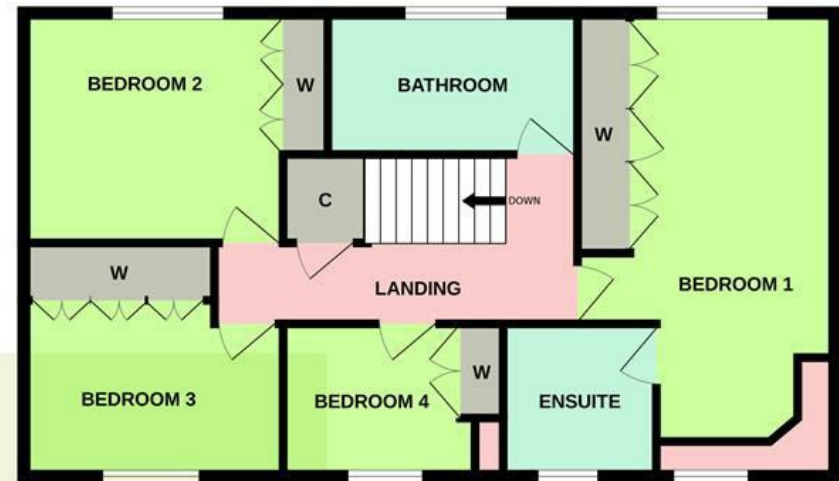




GROUND FLOOR



1ST FLOOR





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