

Tower Hill, Hessle, HU13 0SG

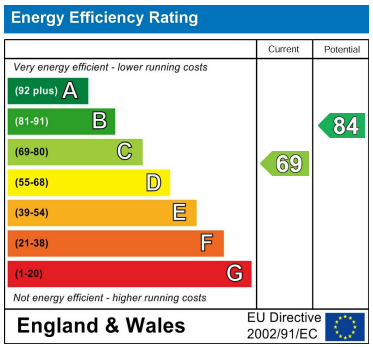
Offers Over £230,000

Philip Bannister

Tower Hill,
Hessle, HU13 0SG

Key Features

- Park Views To The Front Of The Property
- Immaculately Presented Throughout
- Vastly Extended
- Stunning Living Dining Kitchen
- Contemporary Shower Room
- Three Bedrooms & Loft Area
- Gardens Front & Rear, Summer House & Garage
- No Chain Involved
- EPC -C



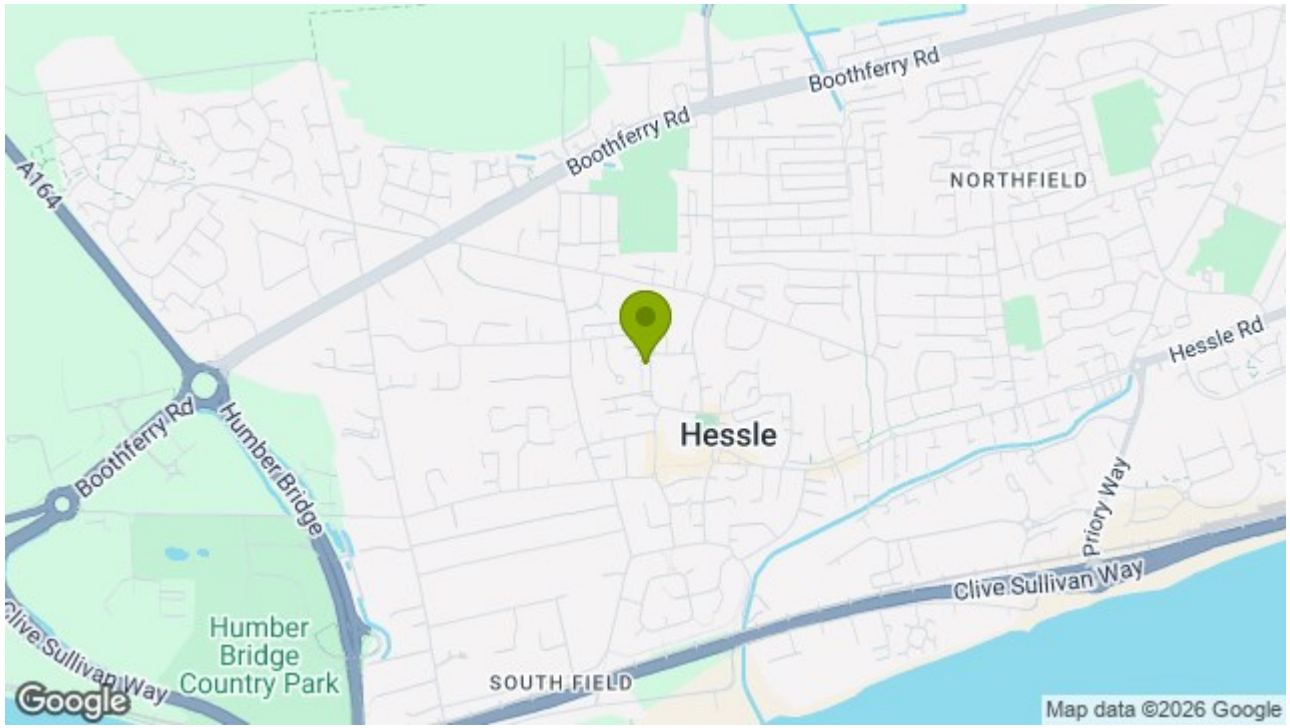
This substantially extended and beautifully enhanced three-bedroom home occupies a highly sought-after position, enjoying a wonderful outlook across Tower Hill Park and conveniently located just a stone's throw from both The Weir and Hessle Square.

Finished to an exceptional standard, the property boasts an impressive range of high-quality upgrades, fixtures and fittings throughout. From air conditioning and underfloor heating to a host of additional enhancements, every detail has been carefully considered to create a truly outstanding home.

The ground floor offers a generous and inviting living room alongside a stunning open-plan living dining kitchen, providing the perfect space for both everyday living and entertaining. To the first floor are three well-proportioned bedrooms and a stylish contemporary shower room. The property further benefits from a converted loft space, offering valuable additional versatility to suit a variety of needs.

Externally, the property continues to impress westerly-facing rear garden, ideal for enjoying the afternoon and evening sunshine. Further benefits include a garage, an additional parking space and a delightful summerhouse.

A truly exceptional home in a fantastic location, offering space, style and quality in abundance. An opportunity not to be missed!




WHAT A
GOOD
PLACE
TO BE


CHIMAY
2017





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 pleasant entrance hall with stairs to the first floor.

LOUNGE
A generous bay fronted living room with solid bamboo flooring, fitted alcove storage unit and a feature fireplace housing a duel fuel burning stove.

EXTENDED LIVING/DNING KITCHEN
The hub of the home. A stunning living dining kitchen with cream gloss wall and base units, laminated work surfaces and a feature tiled splashback. Integrated appliances include a Range Cooker, Automatic Dishwasher, Extractor Hood, Boiling Water Tap and has plumbing for an Automatic Washing Machine and space for a Fridge/Freezer. Further benefitting from solid bamboo flooring, underfloor heating, air conditioning, roof lantern, storage cupboard, recessed spotlights, kickboard lighting, French doors and windows to the rear elevation.

FIRST FLOOR

LANDING
with fixed staircase to the loft area.

BEDROOM 1
A bedroom of double proportions with bay window to the front elevation and a fitted air conditioning unit.

BEDROOM 2
A further bedroom of double proportions currently utilised as a dressing room with a variety of fitted furniture including open wardrobes, dressing table and cupboard. Further benefitting from a window to the rear elevation.

BEDROOM 3
A bedroom of single proportions with a variety of fitted office furniture, including a desk and various storage compartments. window to the front elevation.

SHOWER ROOM
A fully tiled contemporary shower room with a three piece suite comprising of a Double Shower Enclosure, Low Flush WC and a Vanity Wash Hand Basin. Further benefitting from a designer radiator, recessed spotlights, extractor fan and a window to the rear elevation.

LOFT AREA
A fantastic addition to the property offering versatility with fitted storage units. Velux style window, recessed spotlights and eaves storage.

OUTSIDE
To the front of the property is a low maintenance front garden with brick-set footpath, artificially turfed lawn, hedged border and a wrought-iron gate. To the rear is a sectional westerly garden with initial composite decking area. Beyond is a beautifully landscaped garden with block paved patio area, artificially turfed lawn, external lights and power, access to the summerhouse and garage with electric roller door, light & power supply and separate circuit breaker and EV charger.

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 B. (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










HULL







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.

TENURE.

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

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)

AML.

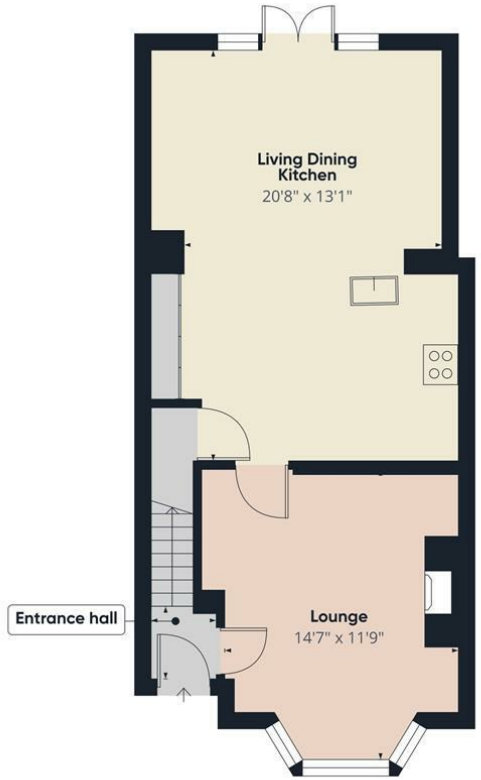
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.







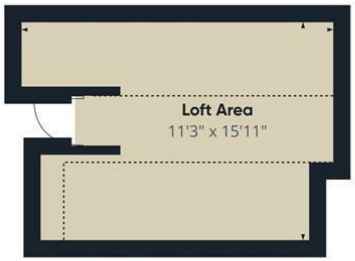




Ground Floor



First Floor



Floor 2



Approximate total area(1)

997 ft²

Reduced headroom

99 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.

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