



4 Station Road

Hessle

HU13 0BB

Guide Price £280,000

We are pleased to make available this large 5 Bedroom, traditional house, built circa 1904 providing deceptive and spacious accommodation with huge potential for a growing family. The property requires further modernisation and refurbishment yet offers interesting features relating to its age however a brand new central heating system and boiler have been fitted in August 2023. Briefly the accommodation includes Enclosed tiled Porch, Entrance Hall, 2 good-size Reception Rooms, large 18' long Kitchen, Utility Room, Lobby and Cloakroom/WC including storage area. On the first floor there are 5 Bedrooms and Bathroom with roll-top bath and separate shower. Outside there is a garden to the front together with rear courtyard and garden and rear vehicular access. The property is situated in this popular location within a Conservation Area of Hessle.



Property Features

- Large Traditional Middle Terrace House
- 5 Bedrooms/2 Reception Rooms
- 18' Long Kitchen
- Potential to Add Bedrooms to Loft (Subject to Necessary)
- Brand New Central Heating August 2023
- Huge Improvement Potential
- Gardens to Front and Rear
- Very Popular Location

Full Description

LOCATION

The property is situated in the desirable town of Hessle which lies to the west of Hull. There are excellent local amenities in particular Hessle Square and Prestongate which boast a wide range of shops. There is easy access to the A63(M62) and Humber Bridge, good public transport by road and rail to Hull city centre, Anlaby, Willerby and Cottingham. Hessle has good primary and secondary schools all within walking distance of the property.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENCLOSED PORCH

With two entry doors, tiled features to the walls, tiled flooring. An entry door with stained glass and overhead window leads to:-

ENTRANCE HALL

With staircase leading to the first floor with spindled balustrade and understairs storage cupboard, cornice to the ceilings, dado rail, pine wood

flooring, double central heating radiator.

FRONT SITTING ROOM

15' 4" x 11' 4" (4.67m x 3.45m)

Measured into bay. With bay window which overlooks the front garden, feature fireplace with open fire, wood flooring, double central heating radiator, cornice to the ceiling, picture railing.

2ND RECEPTION ROOM

16' 2" x 13' 7" (4.93m x 4.14m)

With feature fireplace and tiled hearth, double central heating radiator, multi-paned French doors leading to the rear garden, cornice to the ceiling, picture railing.

LARGE BREAKFAST KITCHEN

18' 8" x 12' 0" (5.69m x 3.66m)

With Belfast sink, base and wall-mounted units, double central heating radiator, two sash windows to the side, coving to the ceiling, quarry tiled flooring, Rayburn range serving central heating.

UTILITY ROOM

12' 4" x 8' 1" (3.76m x 2.46m)

With a stainless steel sink, gas boiler, plumbing for automatic washing machine and dishwasher, coving to ceiling, quarry tiled flooring, double central heating radiator.

REAR LOBBY

STORE/WC/STORAGE ROOM

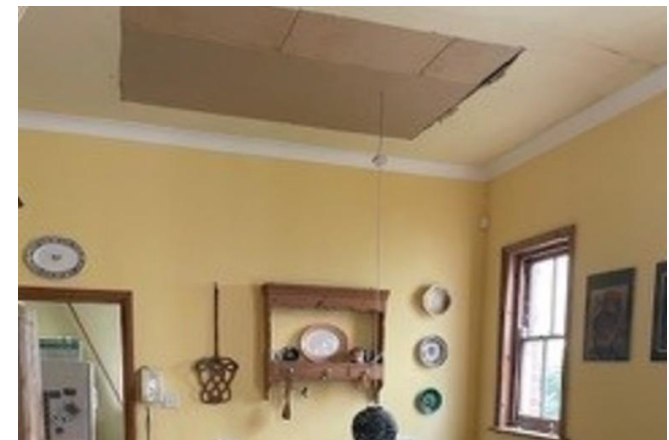
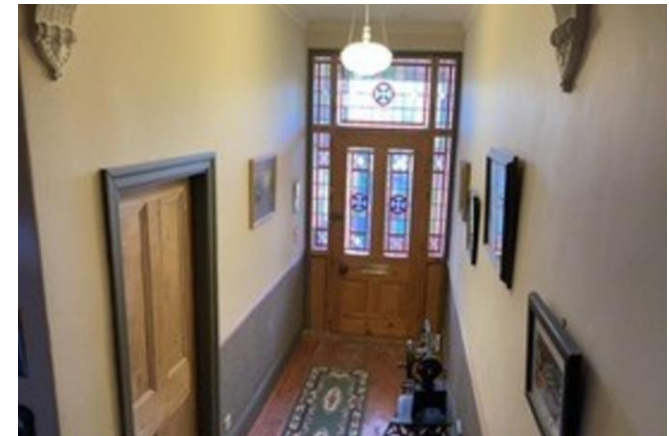
With WC having double central heating radiator, door leading to the rear garden.

FIRST FLOOR

LANDING

With cornice to the ceiling, wooden flooring, dado rail.

MASTER BEDROOM



Full Description

14' 7" x 14' 4" (4.44m x 4.37m)

Measured into recess. With sash window to the front, feature fireplace, wooden flooring, built-in wardrobe to recess, double central heating radiator.

BEDROOM 2

14' 8" x 13' 3" (4.47m x 4.04m)

Measured into recess. With radiator, cornice to the ceiling, window to the rear, fireplace, double central heating radiator.

BEDROOM 3

12' 7" x 11' 8" (3.84m x 3.56m)

Measurement excludes door-well. With window to the rear, picture rail, double central heating radiator.

BEDROOM 4

9' 1" x 8' 8" (2.77m x 2.64m)

With built-in cupboard, picture rail, window to side, double central heating radiator and brand new boiler serving central heating and hot water.

BEDROOM 5/STUDY

9' 9" x 6' 4" (2.97m x 1.93m)

With sash window to the front, double central heating radiator.

BATHROOM

11' 2" x 7' 9" (3.4m x 2.36m)

With a roll-top bath, shower cubide, pedestal wash hand basin, high level WC, bidet, two windows to the side, dado rail, ceramic tiling, double central heating radiator.

CENTRAL HEATING

The property benefits from a new central heating system and boiler installed August 2023.

OUTSIDE

To the front of the property there is a pleasant garden with path, hedging on the perimeters and arched gate. To the rear there is a courtyard leading to the garden which has hedging and fencing on the perimeters, together with rear vehicular access.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

VIEWING

VIEWING BY APPOINTMENT ONLY - TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

Whilst we endeavour to make our sales details accurate and reliable, 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. Do so, particularly if travelling some distance to view the property.

Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

Monday to Friday 9am to 5pm

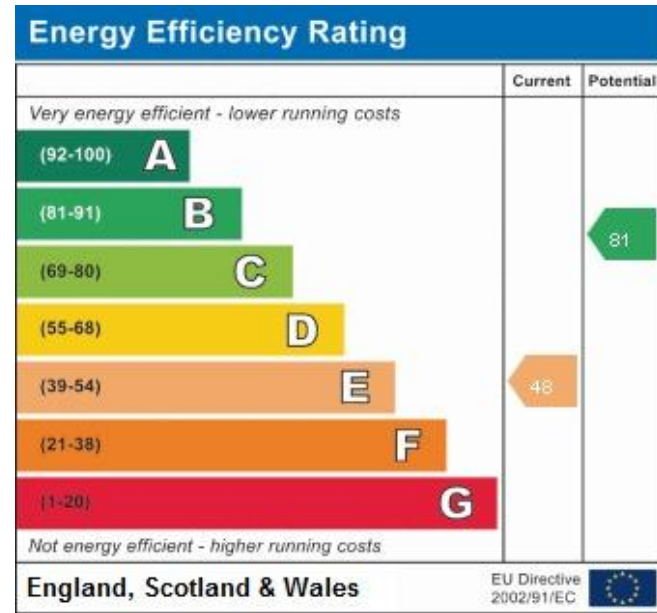
Saturday 10am to 1pm.







DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL
 All measurements are approximate and for display purposes only



79 Newland Avenue
 Hull
 East Yorkshire
 HU5 2AL

www.neilkayes.co.uk
 info@neilkayes.co.uk
 01482 472900

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements