



Spicer Croft, Hessle, East Yorkshire, HU13 0GT

A VERSATILE 3/4 BEDROOM GEM WITH A SURPRISE AROUND EVERY CORNER.



From spacious living to a converted gym, this home offers around 2000 square feet of British charm.

Part 1:

Introducing Spicer Croft – a versatile 3/4 bedroom gem with a surprise around every corner. From spacious living to a converted gym, this home offers around 2000 square feet of British charm.

Part 2 (Agent's Perspective with Additional Details):

Fitted and decorated to the highest of standards, this is tastefulness at its best. The owners have a clear eye for property presentation. The open-plan living area, seamlessly blending kitchen, dining and living spaces, is nothing short of exceptional. Those bifold doors leading to the rear garden flood the room with natural light, creating an inviting atmosphere that's simply irresistible. It's the heart of the home where culinary delights meet seamless indoor-outdoor living.



Part 3 (Client's Perspective):

We've cherished living here, with Hesse's delights just a stroll away - shops, eateries, and the Humber Bridge Country Park for those scenic dog walks. We even catch a glimpse of the Humber Bridge towers from our windows. Commuting's a breeze with easy access to the A63/M62 and a train station within walking distance.





Our gardens, meticulously nurtured, create a peaceful haven. The back garden is our private sun trap next to the gym. Inside, the spacious back room is the heart of our home, perfect for cooking, entertaining, and relaxing. There is also a bedroom suite with a walk-in wardrobe. Upstairs are two further bedrooms and a bathroom.

And don't forget the gym. It could be your study or a sunny retreat, complete with separate Wi-Fi and climate control. Storage is no issue, thanks to three generous cupboards and ample landing space.

Lastly, parking for four cars – a practical perk for busy lives. Discover the warmth and versatility of Spicer Croft; it's British living at its best.



Agents Note

Currently the garage is sectioned with storage to the front and is used as a Gym to the rear but this space could have many uses.

Location

The property is well placed for all local amenities with first class shopping facilities available within the centre of Hessle and good schooling lies within walking distance. Good road and rail connections are available with the main line train station at Hessle being within walking distance and the A63 dual carriageway runs nearby to the south, an intersection of which lies approximately one mile distant, allowing convenient access to the Hull City Centre and the country's main motorway network. The Humber Bridge toll road provides access to the south bank and Lincolnshire.

Tenure

The tenure of the property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

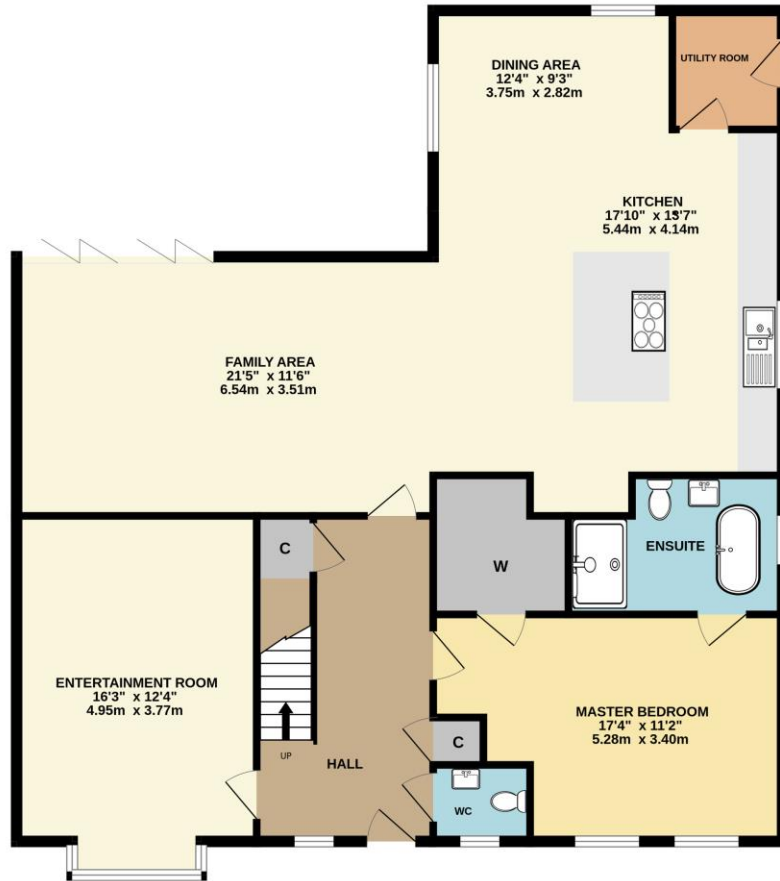
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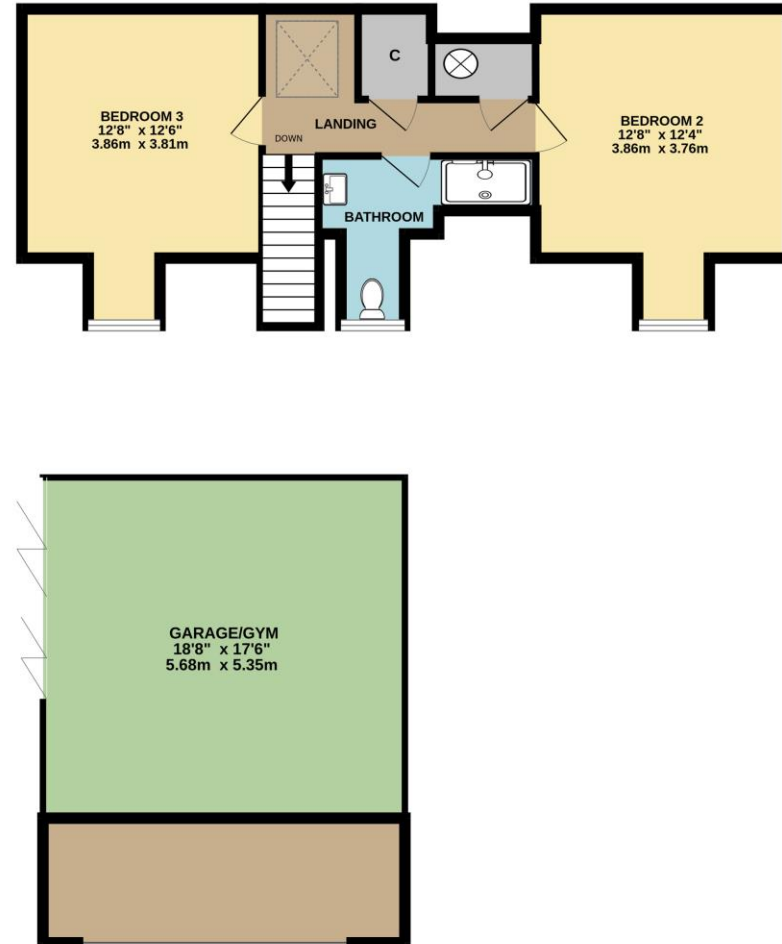




GROUND FLOOR
1426 sq.ft. (132.5 sq.m.) approx.

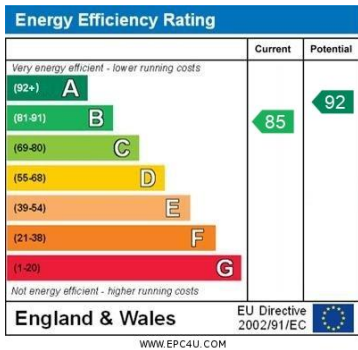


1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 2113 sq.ft. (196.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any



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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

