



22 Heads Lane, Hessle, East Yorkshire, HU13 0JT

FINE & COUNTRY

## WELCOME TO 22 HEADS LANE, WHERE MODERN LUXURY MEETS PERSONAL TOUCHES



This home is a reflection of the family's passion for elegant design and attention to detail. It offers a warm, inviting living space with easy access to town and countryside.

**\*\*Agent's Perspective:\*\***

Explore the refined elegance of 22 Heads Lane, a testimony to the perfect blend of contemporary design and meticulous attention to detail. As your trusted agents, we're excited to showcase this residence, seamlessly combining architectural sophistication with impeccable style.

Upon entering, you'll feel the warmth of the family's passion project. Every room has been thoughtfully upgraded for aesthetic appeal and exclusivity. The heart of the home lies in the spacious living area added to the rear, creating a perfect space for family gatherings and entertaining guests.

The four well-proportioned bedrooms, including a master suite with an ensuite and dressing room, redefine personal retreats. Each space exudes luxury, ensuring that every corner is a testament to their commitment to quality living. The family bathroom serves as a sanctuary of relaxation, adding an extra layer of indulgence to this exquisite dwelling.





Beyond its walls, the carefully chosen location enhances the allure of the home. Easy access to major motorways connects seamlessly to Hessele town and the picturesque countryside for tranquil walks. Convenience meets sophistication in this meticulously crafted home, where every aspect has been considered to elevate our lifestyle.

**\*\*Client's Perspective:\*\***

Picture perfect Sunday walks along the foreshore and country park are a highlight of our location. The M62 provides easy access to the city centre and nearby villages, making it a breeze to explore. Our home is surrounded by top-notch schools like Hessele, Swanland, and North Ferriby, with Hessele High School right at our doorstep—a dream for any family.

The open-plan layout encourages social living, creating a perfect setting for gatherings. Our driveway welcomes visitors with space for 15 cars, ensuring a warm reception.

The generous garden space is a summer haven for our children, and the nearby pubs, bus routes, and scenic woodland walks complete our ideal lifestyle.

#### 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.

## Valuation/Market Appraisal:

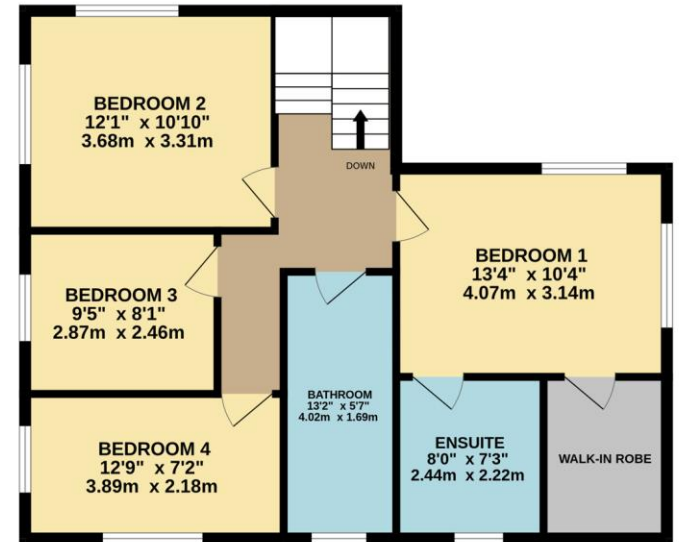
Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!



GROUND FLOOR  
1226 sq.ft. (113.9 sq.m.) approx.



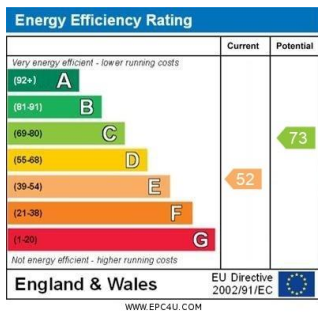
1ST FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



HEADS LANE, HESSLE, EAST YORKSHIRE, HU13 0JT

TOTAL FLOOR AREA : 1948 sq.ft. (181.0 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: Willerby@fineandcountry.com

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: Willerby@fineandcountry.com

Each Fine & Country office is independently owned and operated under license.

Fine & Country Willerby and Beverley trade under Beercocks Limited. Beercock for themselves and for the vendors or lessors of this property whose agent they are given 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, nor constitute 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 but any intending purchasers or tenants 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 Beercocks has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale. LOCATION MAP - (c) OpenStreetMap contributors, CC BY-SA



To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

