



25 Dunston Drive, Hessle
Offers Over £289,950

Standing in the sought after cul-de-sac of Dunston Drive is this most appealing and immaculately presented detached house, situated on the popular Westside of Hessle

INTRODUCTION

Standing in a sought after cul-de-sac of Dunston Drive in the popular West Side of Hessle is this most appealing and immaculately presented detached house. The property has been significantly enhanced by the current owners and early viewing is recommended. The accommodation boasts gas central heating, double glazing and briefly comprises an entrance hall, cloaks/WC, lounge with rear bay window over looking the rear garden, dining room, breakfast kitchen with fitted units and integrated appliances and at first floor are four bedrooms, bathroom plus en suite to master. Outside a block-set driveway provides good parking and access to the garage. To the rear there are patio areas to opposing corners and a lawn garden.

LOCATION

The Town of Hesse 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.

ENTRANCE HALL

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

CLOAKROOM/W.C.

With two piece white suite, comprising w.c., wash hand basin, half tiled, vinyl floor covering, radiator and xpelair.

LOUNGE 15'6 x 11'7 plus bay (4.72m x 3.53m plus bay)

With square bay with double glazed french doors leading to the rear garden, feature marble effect fireplace with gas fire, wood flooring, dado rail and 2 radiators.

DINING ROOM 11'2 x 8' (3.40m x 2.44m)

With double glazed window to the front elevation, wood flooring, radiator and wall lights.

BREAKFAST KITCHEN 15'1 x 8' (4.60m x 2.44m)

Having a range of fitted base and wall mounted units with granite work surfaces, integrated double oven, five-ring gas hob, filter hood above, fridge, dishwasher, microwave, plumbing for automatic washing machine, tiled surround, tiling to the floor, recessed down-lighting to ceiling, radiator, double glazed door and double glazed window to rear elevation.

LANDING

With airing cupboard and access to part boarded roof void.

BEDROOM 1 13'9 x 11 (4.19m x 3.28m)

With fitted wardrobes, dressing table, storage cupboards and drawers, bed side cabinets, radiator and double glazed window to front elevation.



EN SUITE SHOWER ROOM

With 3 piece white suite comprising shower cubicle, low level WC and wash hand basin, vinyl flooring, radiator and double glazed window to front elevation.

BEDROOM 2 11'7 x 7'2 (3.53m x 2.18m)

Fitted wardrobes running to one wall with sliding fronts, recessed down-lighting to ceiling, radiator and double glazed window to rear elevation.

BEDROOM 3 12'10 x 8' (3.91m x 2.44m)

With fitted wardrobes and storage cupboards, shelving, radiator and double glazed window to rear elevation.

BEDROOM 4 9'1 x 8'5 (2.77m x 2.57m)

With inset lights, radiator and double glazed window to front elevation.

FAMILY BATHROOM

With 3 piece white suite, comprising low level WC, pedestal wash hand basin, panelled bath with shower over and glazed screen, tiling to the walls and floor, radiator, inset lights and double glazed window to rear elevation..

OUTSIDE

The property is approached across a block-set driveway which provides parking and access to the single garage. There is also a lawn rear garden with 2 patio areas, shed, fence forming boundary and gate.

GARAGE

With roller door and light and power points.

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 OR The property has the benefit of sealed unit double glazing.

COUNCIL TAX - The property lies within Band E (East Riding Of Yorkshire Council)

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 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 NOTE

The agents 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.

The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floor plans detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale.

Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

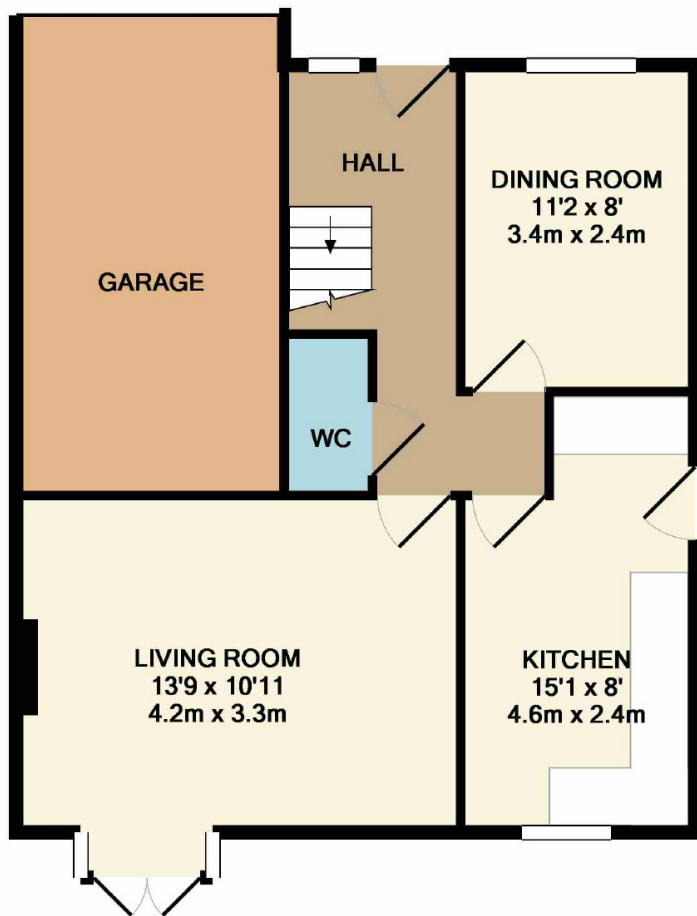
These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.

VIEWING

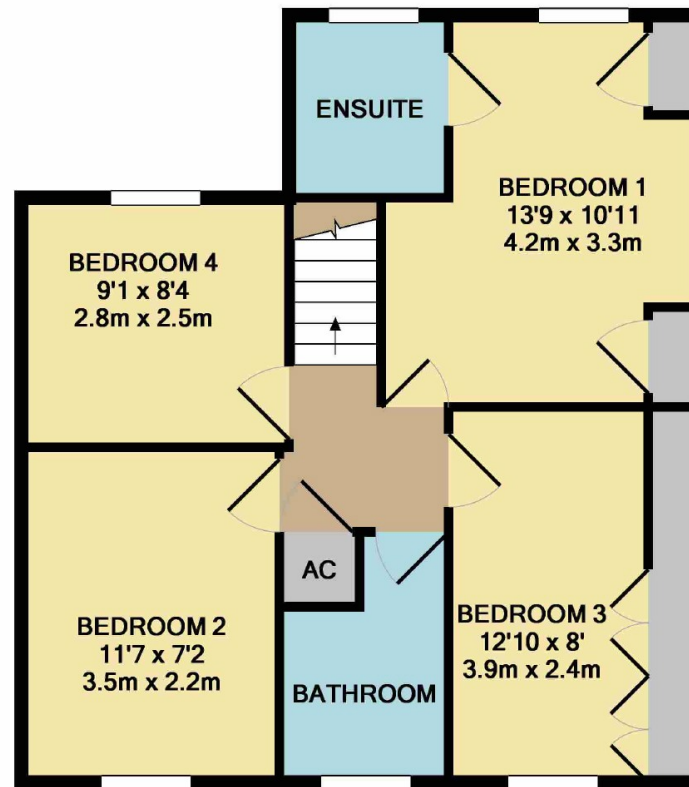
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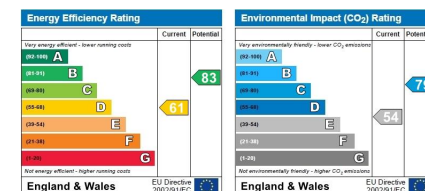


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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