



Cliff Road, Hessele, HU13 0HB

£375,000


**Philip
Bannister**
Estate & Letting Agents

Platinum Collection



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A lovely spacious family home which must be viewed internally to fully appreciate it's size and location with some views over the river Humber. The property offers versatile living, with double glazing, gas central heating and briefly comprises entrance hall, Cloakroom/w.c., three reception rooms, study, conservatory, breakfast kitchen, five bedrooms, master with en-suite, and two further family bathrooms. Externally the property has gardens to the front side and rear, offering family outdoor space, with double garage, multiple parking and entertaining/gazebo areas. Early viewing is a must.



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Key Features

- Substantial Family Home
- Three Reception Rooms
- Five Bedrooms, Two Bathroom
- En- Suite, Corner Plot
- Double Garage
- Fantastic Residential Area
- Early Viewing a must



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 75 | 81 |
| England & Wales | EU Directive 2002/91/EC | |

HESSLE

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 door to the front, double glazed window to the front and radiator.

CLOAKROOM/W.C.

With vanity wash hand basin, low level wc, tiled floor, fully tiled to walls and double glazed window to the side elevation.

LOUNGE

20' 11" max into access recess x 10' 5" max (6.10m 3.35m max into access recess x 3.05m 1.52m m)
With double glazed bow style window to the front elevation, feature fire place housing gas fire, telephone point, television point, 2 radiators, wood grain effect flooring and double glazed patio doors leading to the Conservatory.

SECOND SITTING ROOM

18' 4" x 13' 9" (5.49m 1.22m x 3.96m 2.74m)
With double glazed window to the front elevation, television point, radiator and double glazed French style doors leading to the Garden.

DINING/RECEPTION ROOM

11' 9" x 8' (3.35m 2.74m x 2.44m)
With double glazed window to the front elevation and radiator.

STUDY/OFFICE

10' 4" x 8' 9" (3.05m 1.22m x 2.44m 2.74m)
With double glazed window to the rear elevation, laminate flooring, television point and radiator.

BREAKFAST KITCHEN

19' 6" x 12' 8" (5.79m 1.83m x 3.66m 2.44m)
Fitted kitchen with a range of wall and base units, sink and drainer unit, work surfaces, tiling, electric oven and electric hob, convection microwave, cooker-hood, television point, central island, plumbing for a dishwasher and an automatic washing machine, space for a tumble dryer, space for a tall fridge freezer and/or another tall freezer along with space for an under cabinet fridge or freezer, central heating boiler, ladder style radiator, double glazed window to the rear elevation, loft access and door leading to the Rear Garden.

CONSERVATORY

16' 3" x 8' 3" (4.88m 0.91m x 2.44m 0.91m)
With double glazed windows to the side, double glazed door to the side, quality Guardian tiled roof, television point, wood grain effect flooring and double glazed French style doors leading to the Driveway.

LANDING

With double glazed window to the front, airing cupboard and loft access.

BEDROOM 1

13' 4" x 13' 6" (3.96m 1.22m x 3.96m 1.83m)
With double glazed windows to the front and side, television point, radiator and loft access.

EN SUITE

With shower cubicle, bath, low level wc, wash hand basin, fully tiled to walls, storage cupboards, extractor fan and double glazed window to the rear.

BEDROOM 2

11' 9" into wardrobes x 11' 2" (3.35m 2.74m into wardrobes x 3.35m 0.61m)
With double glazed window to the front, fitted wardrobes, television point and radiator.

BEDROOM 3

10' 2" into wardrobes x 8' 9" (3.05m 0.61m into wardrobes x 2.44m 2.74m)
With double glazed window to the rear, fitted wardrobes, television point and radiator.

BEDROOM 4

10' 6" into wardrobes x 9' 4" (3.05m 1.83m into wardrobes x 2.74m 1.22m)
With double glazed window to the rear, television point and radiator.

BEDROOM 5

9' 2" into wardrobes x 10' 5" (2.74m 0.61m into wardrobes x 3.05m 1.52m)
With double glazed window to the front, fitted wardrobes, television point and radiator.

FAMILY BATHROOM

With bath with mixer taps and shower over, shower cubicle, vanity wash hand basin, low level wc, extractor fan, shaver point, fully tiled to walls, ladder style radiator and double glazed window to the rear.

SECOND BATHROOM

With bath, shower cubicle, low level wc, vanity wash hand basin, ladder style radiator and double glazed window to the rear.

EXTERNAL

To the front is a Garden with walling forming boundary, shrubs, path, borders and lawn areas. To the rear is a garden with lawned area, gravelled area, trees, summer house, borders housing shrubs, gazebo with seating area, timber fencing, block paved patio area and block paved parking area for off street parking. A double brick garage with electric doors and light and power points..

ADDITIONAL INFORMATION

The home comes with working solar hot water panels



which are 100% owned by the house owner and not by an external energy company The system was tested recently. Full Clarity should be obtained by your solicitors.

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 F . (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 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 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.

AGENTS NOTES (continued)

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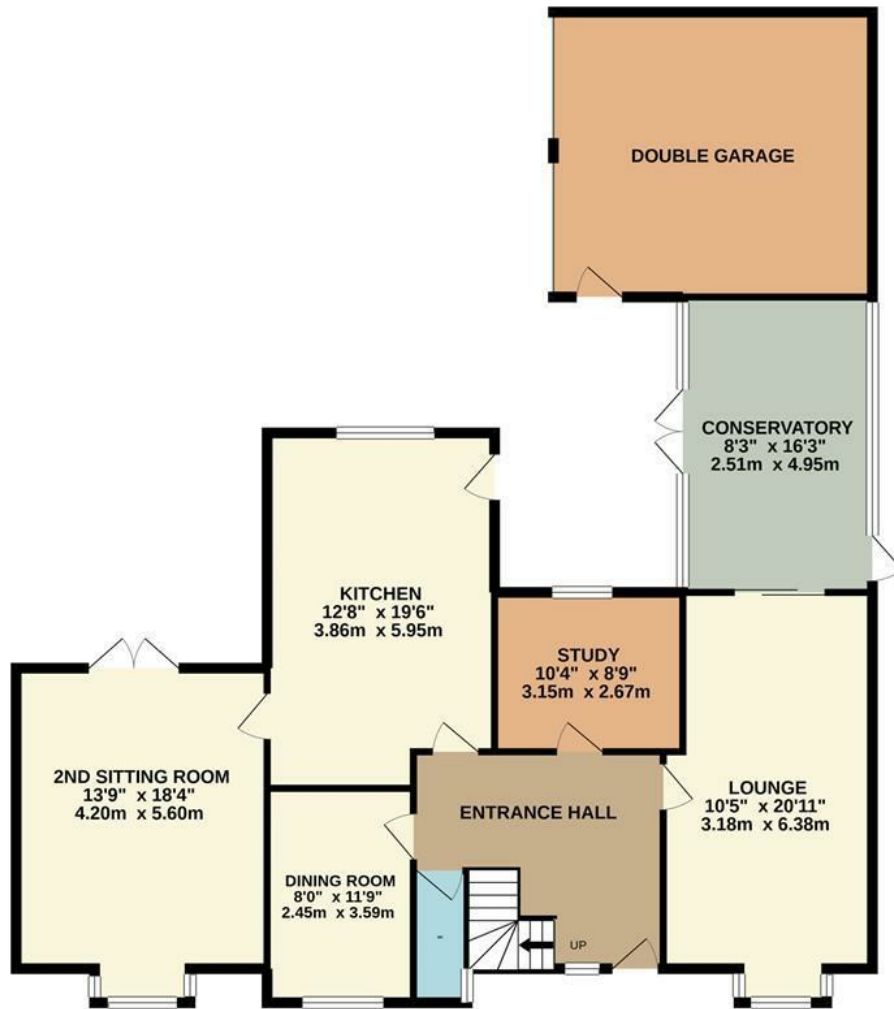
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Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding 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 I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100





GROUND FLOOR
1505 sq.ft. (139.9 sq.m.) approx.



1ST FLOOR
945 sq.ft. (87.8 sq.m.) approx.



TOTAL FLOOR AREA : 2450 sq.ft. (227.6 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.

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