



Broad Avenue, Hessle, HU13 0FG
£399,950



Platinum Collection

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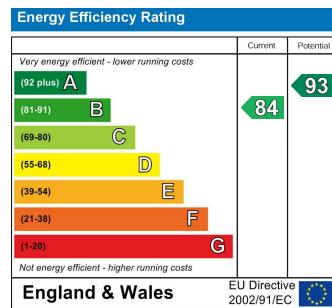
This stunning 4-bed detached family home offers an unparalleled living experience with fantastic views of the park. Situated on one of the most desirable plots within the development, it boasts a prime location. Formerly a show home, this property has undergone significant upgrades, ensuring a high standard of luxury and comfort throughout. The south-facing garden provides ample natural light and creates a tranquil outdoor space perfect for relaxation or entertaining. With its superb location, great views, and impeccable upgrades, this home truly offers an exceptional living environment.



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Key Features

- Stunning Detached Family Home
- 4 Double Bedrooms
- No Onward Chain
- Fully Integrated Dining Kitchen
- Drive and Garage
- Remaining NHBC
- Park Views
- EPC = B



HESSLE

The Town of Hessle 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.

GROUND FLOOR ACCOMMODATION;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation.

STUDY

7'8 x 9'6 (2.34m x 2.90m)

A flexible reception room with a window to the front elevation.

LIVING ROOM

19'10 into bay x 12'2 (6.05m into bay x 3.71m)

An extremely generous living space with bay window to the front elevation.

CLOAKROOM

5'1 x 5'1 (1.55m x 1.55m)

With two piece suite comprising of low flush W/C and a pedestal sink unit. Also houses an under-stairs cupboard.

DINING KITCHEN

20'2 x 14'2 max (6.15m x 4.32m max)

Stunning fully integrated dining kitchen. With shaker style dove grey wall and base units with contrasting quartz worktops. Integrated appliances include Electric Oven, Electric Hob, Microwave,

Fridge/Freezer, Dishwasher Extractor Fan and Wine Cooler. Also benefitting from a bay seating area with French doors leading to the rear patio.

UTILITY ROOM

8'3 x 5'1 (2.51m x 1.55m)

With dove grey wall and base units, contrasting worktops. Integrated Washing Machine and space for a Tumble Dryer.

FIRST FLOOR ACCOMMODATION;

BEDROOM 1

12'3 max x 13'1 + wardrobes (3.73m max x 3.99m + wardrobes)

Master bedroom suite with two sets of fitted wardrobes, window to the front elevation and access to the en-suite.

EN-SUITE SHOWER ROOM

6'9 x 4'8 (2.06m x 1.42m)

Fully Tiled with three piece suite comprising of Shower Enclosure, Low Flush W/C and a Pedestal Sink Unit. Also benefits from recessed spotlights and a heated towel rail.

BEDROOM 2

12'3 x 12'9 (max) (3.73m x 3.89m (max))

A bedroom of double proportions with fitted wardrobes and a window to the rear elevation.

BEDROOM 3

13'3 x 9'6 (4.04m x 2.90m)

A further bedroom of double proportions with fitted wardrobe and a window to the front elevation.

BEDROOM 4

9'6 max x 10'2 (2.90m max x 3.10m)

A bedroom of double proportions with a window to the rear elevation.

BATHROOM

7'8 x 8'8 (2.34m x 2.64m)

Stunning fully tiled bathroom with a 4 piece suite comprising of a Panelled Bath, Enclosed Shower Cubicle, Low Flush W/C and a Pedestal Sink Unit. Also benefits from recessed spot lights and a heated towel rail.

EXTERNAL;

FRONT

A shaped lawn with wrought iron fencing and a brick set footpath.

REAR

South facing rear garden with shaped lawn with a block paved patio area and fenced borders.

DRIVE AND GARAGE

Tarmac driveway with parking for multiple vehicles.

Single detached garage with up & over door, light & power supply.

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 uPVC double glazed frames.

SECURITY - The property has the benefit of an installed burglar alarm system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E (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.

IMAGE DISCLAIMER

Some of the internal images provided in this brochure have been "Virtual Staged" therefore they are to be used as a guide and provide an example only.

TENURE

We understand that the property is Freehold

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 in-house 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.

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.

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. 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.

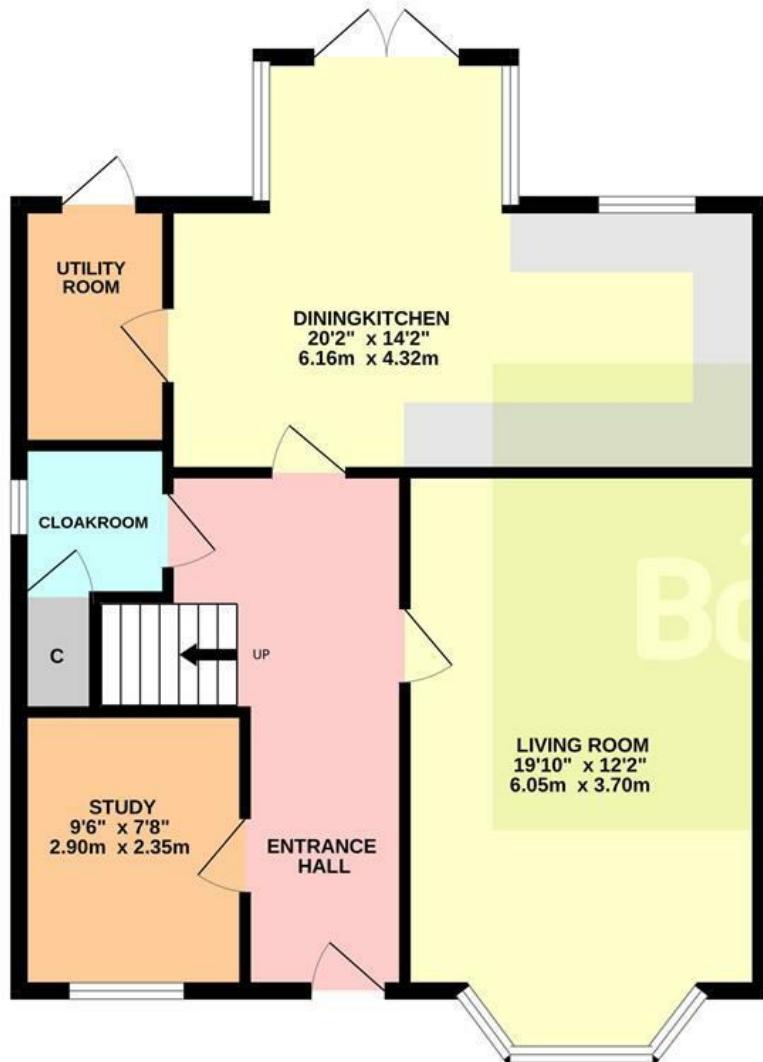
In compliance with NTSTEAT Guidance on Referral

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 KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

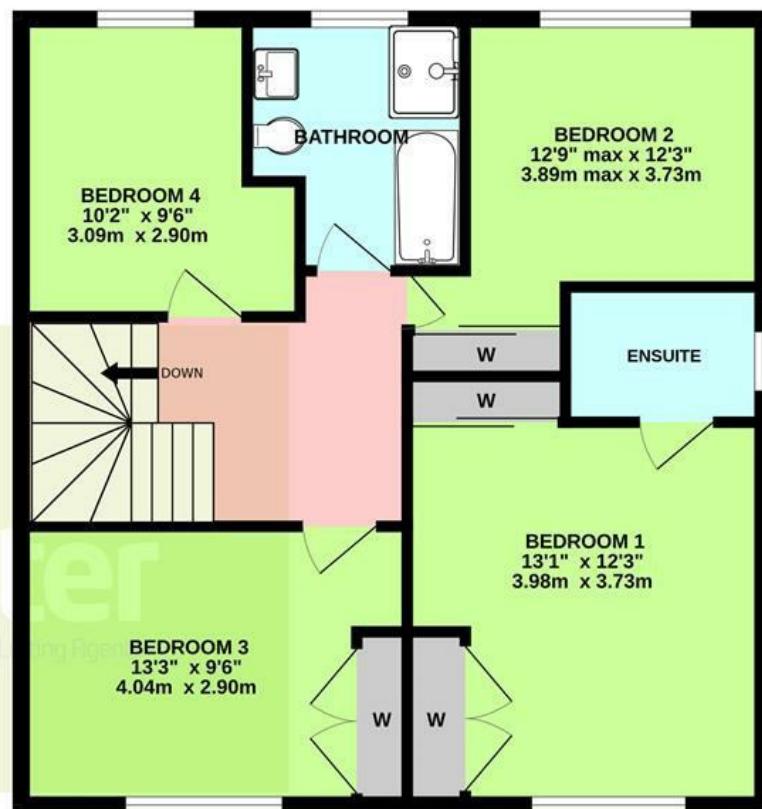




GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
678 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA: 1412 sq.ft. (131.2 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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