



Headlands Drive, Hessle, HU13 0JP

Offers Over £349,950



Platinum Collection

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Nestled within the highly sought-after setting of Headlands Drive in Hessle, this exceptional five-bedroom semi-detached home represents the very best of contemporary family living.

A welcoming entrance hallway sets the tone on arrival, leading through to an impressive open-plan living and dining space positioned to the right. This beautifully proportioned room is bathed in natural light, courtesy of a generous bay window to the front elevation and double patio doors that open seamlessly onto the expansive south-west facing garden – perfect for both everyday living and entertaining.

The kitchen is a true highlight of the home, thoughtfully designed with a stylish breakfast area and a second set of patio doors creating effortless indoor-outdoor flow. Fitted with a comprehensive range of modern units and complemented by high-spec integrated appliances – including a fridge freezer, dishwasher, washing machine and oven – the space effortlessly combines practicality with refined design.

To the first floor are four well-proportioned bedrooms and a contemporary family bathroom, complete with both a bath and separate shower enclosure. Each bedroom offers generous accommodation. A front-facing room provides access to one of the bedrooms, while a staircase to the impressive 5th Bedroom with dressing area and ensuite bathroom

Occupying the second floor, the superb fifth bedroom benefits from built-in wardrobes and a private en-suite shower room, creating an ideal principal suite or guest retreat.

Early viewing is highly recommended to fully appreciate the space, layout and quality on offer. Please contact our office to arrange your appointment.



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Key Features

- A stylish 5 bedroom Semi Detached Home
- Entrance Porch & Hall, Cloakroom/w.c.
- Through Lounge/Dining Area
- Dining Kitchen (All Fitted)
- 5 Double Bedrooms (Over 2 Floors)
- Two Bathrooms, Garage & Driveway
- Superb Rear Garden
- EPC - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

ENTRANCE PORCH

with double glazed french doors.

ENTRANCE HALL

with half glazed door, double glazed window to the side elevation, laminate flooring, wood panelling to walls, understairs cupboard and stairs to the first floor.

CLOAKROOM/W.C.

with w.c. and double glaze window to the side elevation.

THROUGH LOUNGE/DINING AREA

Lounge area with double glazed angle bay window to the front elevation, laminate flooring and fire

Dining Area with double glazed french doors and laminate flooring

DINING KITCHEN

This large breakfast kitchen overlooks the rear garden and a breakfasting area has french doors leading to the rear garden patio area. The Kitchen offers a comprehensive range of white fronted floor and wall units complimented by work surfaces, built

in washer dish washer, fridge and Freezer and dryers, Pan drawers, and two double glazed windows to the side elevation and double glazed french doors leading out to the rear garden.

FIRST FLOOR

LANDING

A turning staircase from the ground floor offers access to a spacious landing area and further access to an original Bedroom which now houses a turning staircase offering access to the second floor accommodation.

BEDROOM 1

with double glazed angle bay window to the front elevation and dark wood fronted slide robes.

BEDROOM 2

with two double glazed windows to the front and rear elevation.

BEDROOM 3

with double glazed window to the rear elevation and fitted wardrobes, over cupboards, fitted drawers,

BEDROOM 4

with double glazed window to the rear elevation and storage cupboard .

BATHROOM

A well appointed Bathroom with white suite incorporating panelled bath with shower attachment, separate plumbed shower enclosure, pedestal wash hand basin, low flush WC, extractor fan, radiator, tiled walls..

SECOND LANDING

BEDROOM 5

Has two "velux" style windows, radiator and leads in open plan to:

DRESSING AREA

with a range of built in wardrobes.

EN SUITE BATHROOM

with a three piece White suite with panelled bath, pedestal wash hand basin, tiled walls and "velux" style window..

OUTSIDE

A low brick retaining wall leads to a path in front of a small garden with herbaceous borders. Gated access to a covered passage between Garage and house with security door into garage and a further gate offering direct access into the rear garden. To the rear, a long west facing landscaped garden has a paved patio area leading to a further raised patio area with access to a long shaped lawn with herbaceous borders

DRIVEWAY & GARAGE

The property is approached across a wide block paved drive offering parking for 2/3 cars which leads to an integral garage with up and over door and 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 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 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.

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 independent 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. 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 NTSEAT 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: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

TENURE.

We understand that the property is Freehold.

AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

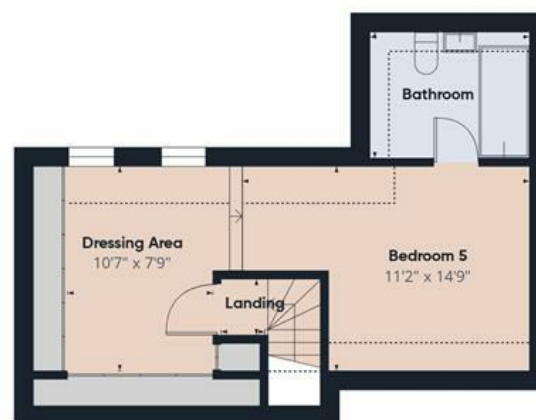






Ground Floor

First Floor



Floor 2

Approximate total area⁽¹⁾

2126 ft²

Reduced headroom

65 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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