

Heads Lane, Hessle, HU13 0JH

£880,000

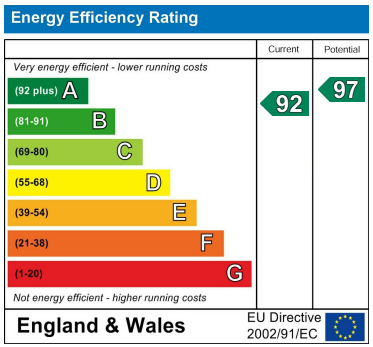
Philip Bannister

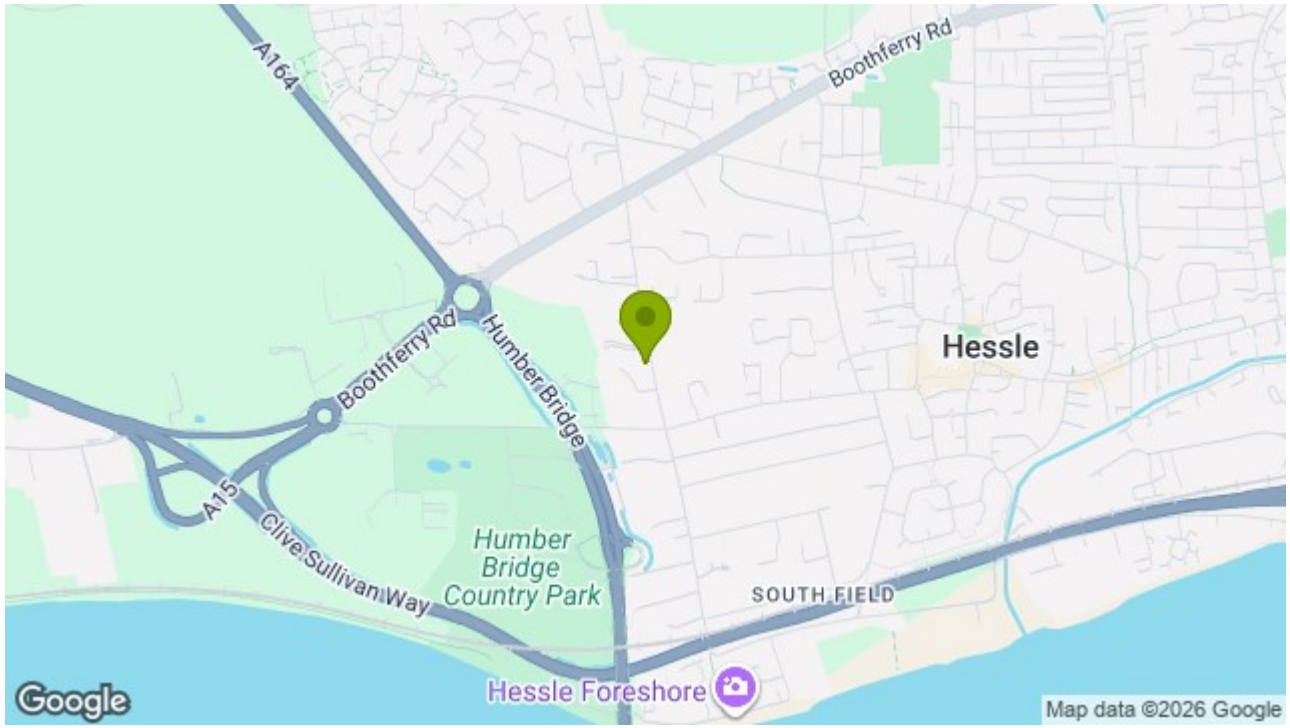
Heads Lane,
Hessle, HU13 0JH

A striking family residence combining generous proportions, stylish interiors and superb spaces for entertaining inside and out. Set within private grounds with extensive parking, a double garage and a southerly facing garden, the home also features a garden office, hot tub and covered bar, alongside an advanced solar, battery and smart energy system that greatly enhances day-to-day efficiency.

Key Features

- Exclusive Residence
- Over 3,000 sqft of Living Accommodation
- Fabulous Southerly Facing Rear Garden
- Gated Driveway, Double Garage and Substantial Store/Workshop
- Beautifully Presented Throughout
- EPC = A; Exceptionally Energy-Efficient Home
- Garden Office, Covered Entertaining Bar and Hot Tub Area
- 12kW Solar, 30kWh Battery Storage and Two EV Chargers
- Five Bedrooms / Four Reception Spaces













INTRODUCTION
An exceptional and highly individual family home offering generous, beautifully presented accommodation with a versatile layout ideally suited to modern family life. Internally, the property provides a choice of reception rooms together with a superb kitchen featuring marble work surfaces, a central island and breakfast bar, flowing naturally into the dining area and sitting room. A sizeable utility room adds further practicality, while the bedroom accommodation is equally impressive, with the principal suite benefiting from its own dressing area and en-suite.

The southerly facing rear garden is a particular highlight, with an expansive lawn, various patio areas, composite decking with garden office, a private hot tub area and a covered bar with log burning stove, together with a garden shed and log stores. To the front, electronically operated gates open to extensive private parking, substantial timber store and an insulated double garage with twin electronic roller doors and two EV charging points. Considerable investment has also been made in energy efficiency, including a 12kW solar PV system with 28 panels, approximately 30kWh of battery storage, upgraded insulation and windows, smart EV charging, hot-water and room-by-room heating controls. Altogether, this is a fabulous and exclusive residence offering an enviable combination of space, privacy, quality and modern efficiency.

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 HALL
The welcoming entrance hall features attractive oak timber flooring, decorative ceiling cornicing and recessed spotlights, with a striking central staircase rising to the first floor. Useful understairs storage adds practicality, while the generous layout provides access to the principal ground floor rooms.

STUDY
A versatile reception space currently utilised as a home gym, would make an ideal office/study or a snug. With windows to the front and side elevation.

WC
With a concealed cistern WC, vanity wash hand basin, oak timber flooring, travertine tiled walls and a window to the side elevation.

LIVING ROOM
The generously proportioned living room provides an impressive yet comfortable reception space, featuring a striking fireplace with multi fuel burning stove and timber mantel as a standout feature. A broad bay arrangement with windows and French doors allows excellent natural light, while decorative ceiling cornicing and recessed spotlights complete the room.

KITCHEN
The generously proportioned kitchen is fitted with an extensive range of cabinets complemented by marble work surfaces. A substantial central island provides additional preparation space together with a breakfast bar, while appliances include a range cooker with extractor above, integrated microwave and dishwasher. Recessed ceiling spotlights and windows to both the side and rear elevations create a bright and welcoming space, with the kitchen flowing naturally into the adjoining dining area and through to the practical boot room. Also benefitting from a whole house water softener.

DINING AREA
The dining area provides a generous and versatile space with bi-folding doors opening directly to the rear and allowing an abundance of natural light. The room flows seamlessly through to the sitting room, creating an excellent layout for both everyday living and entertaining.

SITTING ROOM
A stylish sitting room featuring a contemporary wall-mounted media arrangement with extensive fitted storage, complemented by a fabulous multi fuel burning stove which creates a superb focal point to the room. A large window allows plenty of natural light to flood the space, while the timber flooring and generous proportions enhance the warm and inviting feel.

BOOT ROOM
A fantastic practical addition to the home, offering ample storage for coats, boots and outdoor essentials, together with convenient access to the rear garden.

UTILITY ROOM
The sizeable utility room is fitted with a range of wall and base cabinets providing excellent storage, together with generous work surfaces and a stainless steel sink. There is further plumbing and space for 2 washing machines (one currently occupied by a wine cooler) and dryer. Recessed ceiling spotlights and windows provide excellent light, while an external door gives direct access to the hot tub area and rear garden.

FIRST FLOOR;

MASTER BEDROOM
Impressive master suite enjoying an abundance of natural light from windows to both the side and rear elevations, complemented by bespoke mirrored fitted wardrobes, a dedicated dressing area and luxurious en-suite facilities.

EN-SUITE
Beautifully appointed en-suite featuring a stylish panelled bath, contemporary twin vanity unit with countertop basins, and a generous walk-in shower enclosed by sleek frameless glass. Fully tiled throughout with travertine tiles in elegant natural tones, under-floor heating contemporary chrome fittings, recessed spotlights, a heated towel rail and a window to the side elevation.

DRESSING ROOM / BEDROOM 5
Currently utilised as a dressing room with a combination of fitted and semi-fitted wardrobes, the room could easily be reinstated as a fifth bedroom if required. Windows to both the front and side elevations provide good natural light, complemented by recessed ceiling spotlights, while a loft hatch with attached ladder provides access to the loft space.

BEDROOM 2
A bedroom of double proportions with fitted wardrobes and storage units, windows to the side elevation and access to the en-suite.

EN-SUITE
With a three piece suite comprising of a shower enclosure, wash hand basin and a concealed cistern WC. Further benefitting from recessed spotlights and a heated towel rail.

BEDROOM 3
An extremely generous double bedroom with fitted wardrobes, recessed spotlights and windows to the side elevation.

BEDROOM 4
Another double bedroom with fitted wardrobes and windows to the front and side elevations.

BATHROOM
Beautifully appointed bathroom featuring a stylish panelled bath, contemporary vanity unit with inset basin and a separate shower enclosure with sleek glazed doors. Fully tiled throughout in elegant natural tones with under-floor heating, complemented by contemporary chrome fittings, recessed spotlights, a heated towel rail and a window to the rear elevation.

EXTERNAL;

GARDEN
The superb southerly facing rear garden has been thoughtfully designed to offer an exceptional setting for both relaxing and entertaining, with an expansive lawn complemented by a variety of patio and seating areas. A substantial covered bar area with log burning stove and marble work surfaces provides a fantastic all-weather entertaining space, while a separate hot tub area benefits from its own privacy screening and an electrically operated rain/sun canopy. Composite decking leads to a contemporary outdoor office, ideal for home working or use as a private retreat, with further practical features including a double garden shed with power and lighting and ample additional storage and log stores discreetly positioned around the garden.

DRIVE & PARKING
Accessed via electronic gates, the property benefits from a private brick-set driveway providing ample secure parking for multiple vehicles, in addition to a double garage offering further parking and storage.

SUMMERHOUSE
The garden office is designed for comfortable year-round use and is

















equipped with its own high-efficiency air-to-air heat pump. This provides economical heating during the winter together with air conditioning during warmer weather, making it an ideal permanent home office or additional working/living space without the running costs associated with conventional electric heating. Also benefitting from power and lighting.

DOUBLE GARAGE

A well-appointed insulated double garage with two electronically operated roller doors, housing the solar energy battery storage system and equipped with two electric vehicle charging points. Also benefitting from boarded loft space.

STORE

Accessed via electronic gates, the substantial timber store (9m long x 4.1m wide x 2.7m high) provides excellent additional storage and is ideal for housing garden furniture, vehicles and a variety of other equipment. May also be used as a workshop as it has has power and lighting.

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.
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 G (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.

ENERGY EFFICIENCY INFORMATION

EPC A rated, with a 12kW solar array comprising 28 panels, approximately 30kWh of battery storage, two EV chargers and intelligent hot-water and heating controls. Solar energy can be used within the home, stored for later use, used for EV charging or hot water, or exported back to the grid. The systems operate largely automatically and require very little day-to-day input.

SMART HEATING

Heating is controlled using Tado smart radiator controls, allowing individual rooms to be managed independently rather than unnecessarily heating the whole house to the same temperature. Temperatures and schedules can be adjusted easily from the individual controls or via the app. Once set up, the system operates automatically, providing comfortable room-by-room heating while helping to reduce unnecessary energy consumption.

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.

TENURE

We understand that the property is Freehold. This should be clarified by your legal representative.

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.

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











Ground Floor Building 1





First Floor Building 1

Approximate total area(1)

2800 ft²

Reduced headroom

1 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.

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58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN
Tel: 01482 649777 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk