



Southfield, Hesse, HU13 0ET
£750,000


Bannister

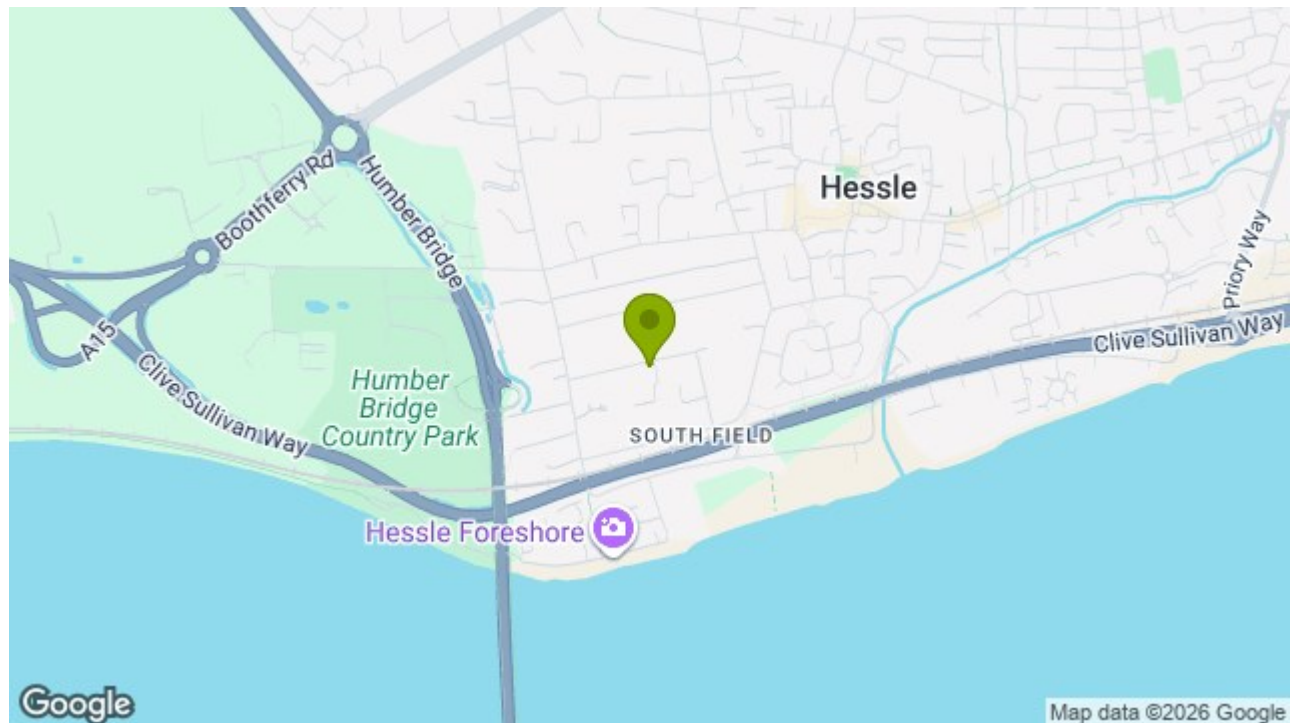
Southfield, Hessle, HU13 0ET

An exceptional family home in one of Hessle's most desirable locations, offering beautifully presented accommodation over three floors, a superb open-plan living dining kitchen, multiple reception rooms, generous bedrooms and a stunning south-facing landscaped garden. Extensive off-street parking completes this impressive and highly individual home.

Key Features

- Prime Position in One of Hessle's Most Desirable Locations
- Beautifully Presented Accommodation
- Stunning Open-Plan Living Dining Kitchen
- Three Versatile Reception Rooms
- Five Generous Double Bedrooms
- South-Facing Landscaped Rear Garden
- Front & Rear Driveway Parking and Large Detached Garage
- EPC =

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		
	82	84
England & Wales		
EU Directive 2002/91/EC		





INTRODUCTION

Occupying a prime position within one of Hessle's most desirable residential locations, this exceptional family home combines generous proportions, stylish presentation and beautifully considered living space throughout. The accommodation is arranged over three floors and offers an excellent balance of formal and informal rooms, including an elegant living room, separate dining room, snug and an impressive open-plan living dining kitchen which forms the natural centrepiece of the home. Finished to a high standard throughout, the property also benefits from a utility room, cloakroom, luxurious bathroom and shower facilities and a superb selection of spacious bedrooms, including a generous master bedroom with en-suite.

Externally, the property is equally impressive, with extensive off-street parking to the front and a beautifully landscaped south-facing rear garden. A large paved terrace provides an excellent setting for outdoor dining and entertaining, leading onto a manicured lawn with mature planting, clipped hedging and a further landscaped area towards the rear. Altogether, this is a highly individual and beautifully presented home offering exceptional family accommodation in one of Hessle's most sought-after settings.

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

A fabulous and welcoming entrance hall, providing access to the principal accommodation and featuring ample storage, attractive tiled flooring with underfloor heating and a staircase rising to the first floor.

LIVING ROOM

A generously proportioned reception room, beautifully enhanced by a prominent bay window to the front elevation, which floods the space with an abundance of natural light. A striking feature fireplace provides an attractive focal point, adding further character and warmth to this impressive living space.

DINING ROOM

Accessed via double doors, this bright and well-presented dining room offers ample space for a generous dining suite, with a large side window providing plenty of natural light.

SNUG

A bright and versatile reception space, providing an ideal additional reception space for relaxing, with a modern neutral finish and plenty of natural light.

UTILITY ROOM

A well-appointed utility room fitted with a range of white gloss wall and base units, contrasting granite work surfaces and inset sink, with space and plumbing for laundry appliances. Finished with tiled flooring incorporating underfloor heating and complemented by a heated towel rail.

CLOAKROOM

A stylish cloakroom fitted with a modern vanity wash basin and WC, complemented by contemporary tiling, tiled flooring with underfloor heating, an illuminated mirror and chrome heated towel rail.

LIVING DINING KITCHEN

A superb open-plan living dining kitchen, forming the natural heart of the home and offering an exceptional space for everyday family life and entertaining. Fitted with an extensive range of shaker-style units and granite work surfaces, the kitchen includes a range-style cooker with extractor hood, Belfast sink, integrated dishwasher and full-length fridge and freezer. Tiled flooring with underfloor heating and recessed spotlights complement the finish, while the generous dining and seating areas enjoy an abundance of natural light, with bi-folding doors opening directly onto the rear garden.

FIRST FLOOR;

BEDROOM 1

A beautifully presented and generously proportioned master bedroom, benefitting from excellent natural light and complemented by a range of fitted wardrobes providing excellent storage, with direct access to the en-suite.

EN-SUITE

A stylish en-suite shower room fitted with a generous walk-in shower, vanity wash basin and WC, complemented by contemporary tiling, attractive wall panelling, recessed spotlights, a traditional-style heated towel rail and a window to the side.

BEDROOM 2

A beautifully presented and generously proportioned double bedroom, featuring a bay window which enhances the sense of space and allows plenty of natural light into the room.

BEDROOM 3

A well-proportioned bedroom, currently utilised as a dressing room, offering excellent flexibility for use as a further bedroom, home office or dedicated dressing space.

BATHROOM

A stylish family bathroom fitted with a modern three-piece suite comprising panelled bath with shower over and glazed screen, vanity wash basin and WC. Finished with contemporary wall and floor tiling, recessed spotlights, an illuminated mirror, heated towel rail and a window to the rear.

SECOND FLOOR;

LANDING

A spacious and versatile landing area, currently utilised as a dedicated office space and multi-purpose area.

BEDROOM 4

A superbly proportioned double bedroom with attractive sloping ceilings and feature wall panelling, creating a stylish and characterful space with ample room for a full range of bedroom furniture.





BEDROOM 5

A particularly spacious double bedroom, beautifully presented with attractive wall panelling and offering ample room for a full range of bedroom furniture. A window to the rear provides a pleasant outlook and good natural light.

SHOWER ROOM

A spacious and contemporary shower room, fitted with a large walk-in shower, vanity wash basin and WC. Finished with modern wall and floor tiling, recessed spotlights, a chrome heated towel rail and a window providing natural light.

EXTERNAL;

FRONT

The property is approached over an extensive gravelled frontage providing generous off-street parking for several vehicles, with mature hedging, established trees and planted borders creating an attractive and private setting.

REAR

A beautifully landscaped south-facing rear garden, featuring a generous paved terrace directly adjoining the property and providing an excellent space for outdoor dining and entertaining. Steps lead down to a neatly maintained lawn, framed by clipped hedging, mature planting and established borders, with a central pathway continuing to a further landscaped section at the far end of the garden and providing access to the detached double garage and rear driveway.

DETACHED GARAGE & REAR DRIVEWAY

Situated to the rear of the property and accessed via Parklands Mews, there is a brick-set driveway providing off-street parking and leading to a large detached garage with electric roller door, light and power supply. An internal door provides direct access from the garage into the rear garden.

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 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 . (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.

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. There is a £125 per quarter charge for external maintenance and lighting.

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)





Approximate total area⁽¹⁾

3030 ft²

Reduced headroom

74 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