



**Southgate, Hesse, HU13 0DP**

Realistic Offers Considered £280,000



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Platinum Collection

## Southgate, Hessle, HU13 0DP

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Situated in an ideal position close to the vibrant Hessle Square, this traditional property offers the perfect blend of character and modern living. Beautifully presented across three spacious floors, the home features generous reception areas, five well-proportioned bedrooms, and a stunning family bathroom. Retaining charming period details while incorporating contemporary touches, it provides stylish and comfortable accommodation throughout. Outside, the lovely garden offers a peaceful retreat, perfect for relaxing or entertaining in a delightful setting.



# Southgate, Hessle, HU13 0DP

## Key Features

- 5 Bedrooms
- Traditional Features
- Sought-After Location
- Perfect Family Home
- Beautifully Presented Throughout
- 2 Generous Reception Rooms
- Virtual Tour
- EPC =



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	46	72
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 HALL

A welcoming entrance hall with tiled flooring and stairs off.

#### LIVING ROOM

A very generous living room with feature fireplace housing a decorative cast iron fireplace, bay window to the front elevation.

#### DINING / SITTING ROOM

A versatile reception space ideal for a dining room or further sitting room. Benefitting from solid wood flooring, feature fireplace housing a cast iron gas fire and French doors leading to the rear courtyard.

#### KITCHEN

With traditional shaker style wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include an Electric Oven, Range Cooker, 5 ring Gas Hob and an Extractor Hood. Further benefitting from ample dining space and windows to the side and rear elevations.

#### UTILITY AREA

A handy Utility area with laminated work surfaces, plumbing for an Automatic Washing Machine, space

for a Tumble Dryer, tiled walls and a window to the side elevation.

#### WC

With low flush WC.

### FIRST FLOOR;

#### BEDROOM 1

A bedroom of double proportions with fitted wardrobes to the alcoves, two windows to the front elevation and a feature fireplace housing a decorative cast iron fireplace.

#### BEDROOM 2

A further double bedroom with a fitted wardrobe, feature fireplace housing a decorative cast iron fire surround and a window to the rear elevation.

#### BEDROOM 3

A generous single bedroom with solid wood flooring, storage cupboard and a window to the rear elevation.

#### BATHROOM

A traditional four piece suite comprising of a roll top free standing bathtub, a walk-in shower, a high flush WC and a traditional wash hand basin. Further benefitting from a heated towel rail, solid wood flooring, feature wall panelling and two windows to the side elevation.

### SECOND FLOOR;

#### BEDROOM 4

A bedroom of double proportions with cast iron fireplace and a window to the front elevation.

#### BEDROOM 5

A generous single bedroom with Velux window to the rear.

## EXTERNAL;

### FRONT

A pleasant walled forecourt with wooden gate.

### REAR

A superbly presented rear garden with raised shaped lawn, seating area with fixed pergola, garden shed and further courtyard style patio area.

## 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 C (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.

## TENURE

We understand that the property is Freehold.

## AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and



relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

## **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 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<sup>(1)</sup>**  
1529 ft<sup>2</sup>  
**Reduced headroom**  
7 ft<sup>2</sup>

(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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