

Heads Lane, Hessle, HU13 0JH

£550,000

Philip Bannister

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Hessle, HU13 0JH

Key Features

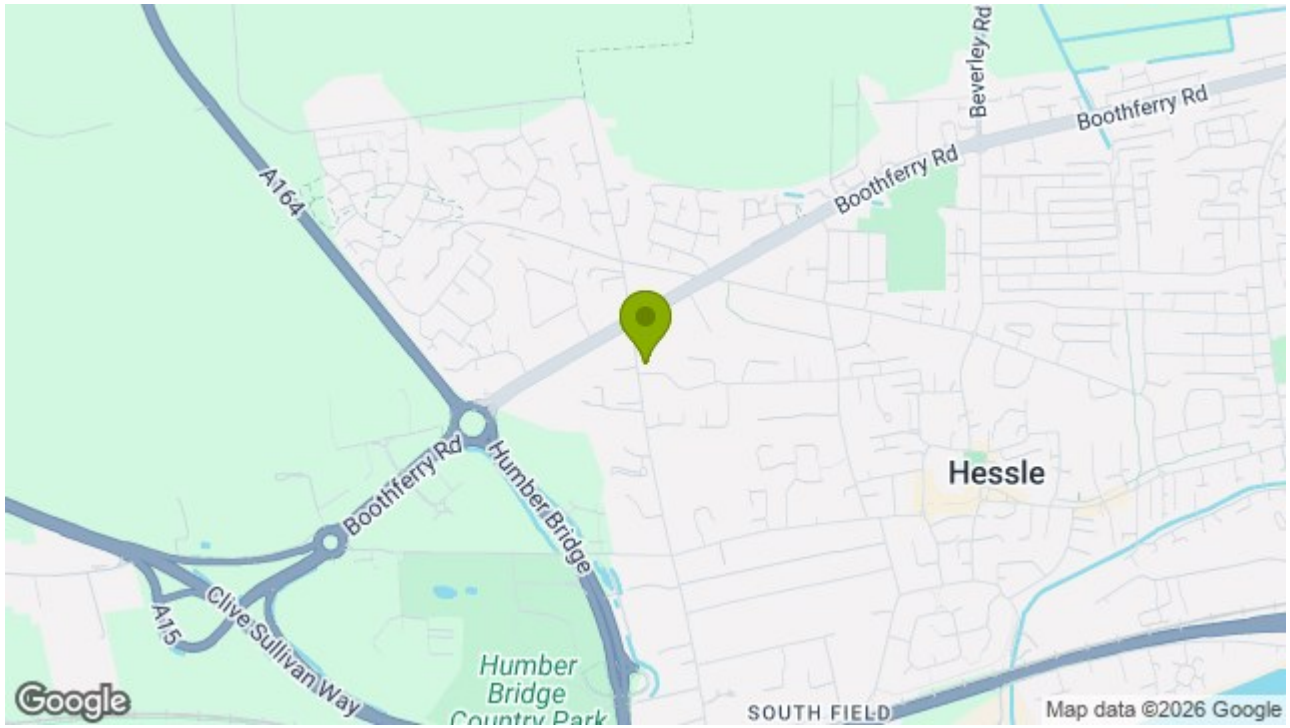
- Traditional Detached Home Full Of Character
- Fabulous Location On Corner Plot Of 0.27 acres
- Security Access To Gated Driveway
- 4 Bedrooms / 2 Bathrroms
- 2 Reception Rooms & Study
- Large Attic Room
- Totally Unique
- EPC = F TAX = F
- View Recommended

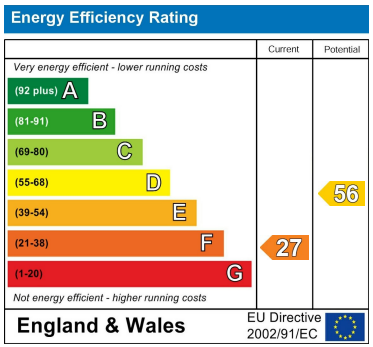
Nestled in the charming area of Heads Lane, Hessle, this traditional detached residence presents a splendid opportunity for those seeking a spacious family home. Set on a generous corner plot of approximately 0.3 acres, the property boasts mature private grounds, providing a serene and tranquil environment.

The property is secured with electronic security gating, ensuring peace of mind and privacy. This well-positioned home combines the charm of traditional architecture with modern security features. Ample parking space for several cars and an attached garage.

Upon entering, you will find two inviting reception rooms with access to covered external patio, perfect for both entertaining guests and enjoying quiet family evenings. The layout of the home is thoughtfully designed, offering a study, modern fitted kitchen, utility room, two ground floor bathrooms, four well-proportioned bedrooms, stair access to a large attic room, a family bathroom and an en-suite bathroom to main bedroom.

With its blend of character, space, and security, this home on Heads Lane is a rare find in this desirable area of Hessle.






inhale
exhale







HESSLE

GROUND FLOOR;

ENTRANCE HALL
A welcoming entrance hall with traditional turning staircase with feature leaded light window, under stair cupboard.

WC
With feature leaded light window, low flush WC, wash hand basin and a window to the front elevation.

KITCHEN
13'6 max x 12'7 (4.11m max x 3.84m)
This contemporary well fitted kitchen offers a comprehensive range of gray gloss finish floor, drawer and wall units, gray LVT flooring, with integrated appliances including double AEG electric ovens, induction hob, stainless steel chimney style extractor hood and gray splashback, dishwasher, wine cooler; space for refrigerator; 1.5 bowl integral sink with curved mixer tap; double folding doors leading into:

LIVING ROOM
23'3 x 14'4 max (7.09m x 4.37m max)
An extremely generous living space with ample room for both relaxing and dining, ceiling spotlights, part LVT flooring, a fabulous aspect over the rear garden and French doors leading to a covered patio area. Double french doors lead into:

SITTING ROOM
16'2 max x 12'9 max (4.93m max x 3.89m max)
A lovely reception room with feature fireplace housing an open fire with metal surround and tiled hearth, windows to the side and rear elevations and arch opening to the Study.

STUDY
5'3 x 7'1 (1.60m x 2.16m)
A versatile space ideal for a study/office with window to the front elevation.

UTILITY ROOM
6 x 8'6 (1.83m x 2.59m)
Has fitted floor unit and work surfaces, wall cupboards, LVT flooring, plumbing for automatic washing machine, stainless steel sink unit.

REAR LOBBY
Offers access to a boiler room, further downstairs WC and to the attached garage. Leads out to a party covered Utility Area.

FIRST FLOOR;
A central landing offers access to bedrooms and has a fitted linen cupboard.

BEDROOM 1
23'9 max x 11'10 max (7.24m max x 3.61m max)
Large Bedroom suite includes a dressing area with fitted wardrobes and access to en-suite bathroom. Staircase access to Loft Room.

EN-SUITE BATHROOM
8'7 x 7' (2.62m x 2.13m)
Has a bath and vanity wash hand basin.

BEDROOM 2
10'6 x 9'8 (3.20m x 2.95m)
A bedroom of double proportions with window to the rear elevation.

BEDROOM 3
10'1 x 8'3 (3.07m x 2.51m)
A further double bedroom with window to the front elevation.

BEDROOM 4
9'7 x 8'3 (2.92m x 2.51m)
A generous bedroom with window to the rear elevation.

BATHROOM
With a dated four piece suite and 3 windows to the front elevation. NOTE - this room requires modernisation.

LOFT ROOM
24'4 max x 9'7 (7.42m max x 2.92m)
Well sized versatile space with a fixed staircase, circular window to rear elevation and roof window to side elevation.

EXTERNAL
The grounds are surrounded by high hedging offering a high degree of privacy and electronically operated security gates to both drive and front path. A large parking area across the front of the property offers multiple parking spaces and access to an attached garage measuring 17'6 x 13'4 / 5.33m x 4.06m.

Paths and lawn areas to the side and rear. The rear garden is laid mainly to lawn with herbaceous borders and tree and access to an elevated covered entertainment patio and a further concreted partly covered utility 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 some replacement uPVC 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 F. (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.

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.

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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)

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.











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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