



Bluebell Gardens, Hessle, HU13 0DD

£2,750 Per Calendar Month



Platinum Collection

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OFFERED UNFURNISHED OR PART FURNISHED -

Westhill Cottage is located within Bluebell Gardens, an exclusive development of 5 individually designed large houses with secure gated access attractively styled around a landscaped environment, situated off the desirable Hessle setting of Woodfield Lane, within the Southfield Conservation area.

This traditional period home offers outstanding appeal located within a delightful and enviable environment. There are up to 4 generous reception spaces to the ground floor with 5 bedrooms and 3 bathrooms to the first floor level with additional office suite/annexe.

Expansive living accommodation extends in the region of 4200 square feet and is complemented by numerous traditional features internally with a number of remodelled elements including the Kitchen and Bathrooms.

Externally the dwelling occupies a sizable plot with ample parking provision on a sweeping driveway. The property offers landscaped grounds to all elevations. Professional tending of the grounds is included within the monthly rental price.

We highly recommend an internal inspection to appreciate the high standard of accommodation on offer.



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Key Features

- Period Family Home
- Gated Location
- Approx. 4200 Square Feet
- 4 Reception Rooms
- 5 Bedrooms + 2 Offices
- 3 Bathrooms
- Private Gardens
- Gardening Costs Included
- Multiple Parking Facilities
- 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 | 66 | 75 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

LOCATION

The Town of Hessle is well served for local amenities with first class shopping facilities available within the Town Centre, public transportation & local primary, secondary and private 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.

ENTRANCE VESTIBULE

Accessed through hardwood double doors. Has oak flooring and storage cupboard. Leads into:

MAIN RECEPTION HALL

24' max x 20'1 max (7.32m max x 6.12m max)
Boasting a wealth of traditional features including exposed ceiling beams & delft rack. A welcoming entrance to this expansive residence. Currently used as an informal snug/reception. With oak flooring, brick detail feature fireplace with wood burning cast iron stove. Turning staircase access to the first floor.

CLOAKROOM

With white suite incorporating low flush WC & vanity wash hand basin.

FORMAL DRAWING ROOM

33'11 max x 21'1 max (10.34m max x 6.43m max)
This impressive spacious room features herringbone hardwood flooring, a cast iron open fireplace and extensive bay windows with french doors to two elevations. The side bay leads on to a terrace and access to a secret garden with seating area. Access into:

OFFICE / PLAYROOM

13'8 x 6'2 (4.17m x 1.88m)
A versatile reception room. Has recessed ceiling spotlights.

SITTING ROOM/DINING ROOM

16'11 x 15'4 (5.16m x 4.67m)
Boasts a generous ceiling height with wall inlay detailing, traditional fire surround with gas fire inset.

BREAKFAST KITCHEN

26'8 max x 17'3 max (8.13m max x 5.26m max)
This modern well fitted breakfast kitchen offers a comprehensive range of contrasting base and wall units plus an island unit with oak flooring throughout. A dedicated breakfast banquette area has seating to one full length wall. Integrated appliances include a "Stoves" range cooker with five burner induction hob and multiple level ovens, "Miele" steam oven, "Neff" microwave, "Siemens" coffee machine, "Smeg" dishwasher 7 full length fridge/freezer; the island unit offers a dedicated breakfast bar with storage below, inset sink with "peely" bin below.
An alternate staircase offers access to the first floor level.

UTILITY ROOM

14'10 x 12'5 (4.52m x 3.78m)
A well proportioned room with dual access from Breakfast Kitchen or side entrance to the property. With fitted wall and base unit, washing machine, Belfast sink with drainer, tiled floor, mosaic tiled splashback, door to rear garden.

SEPARATE W.C.

Traditionally styled with low flush WC.

FIRST FLOOR

A large central gallery landing offers access to five bedrooms and two bathrooms.

BEDROOM 1

15'1 x 13'6 (4.60m x 4.11m)
Has windows to two elevations and access into:

EN SUITE BATHROOM

Superb recently constructed bathroom has underfloor heating, recessed ceiling spotlights and includes a walk-in wet room with mounted showerhead, twin vanity wash basins with bluetooth mirrors above, wall mounted WC, heated towel warmer/radiator.

BEDROOM 2

19'7 x 14'4 (5.97m x 4.37m)
Has windows to two elevations and door access linking into Bedroom 5.

BEDROOM 3

14'10 x 14'8 (4.52m x 4.47m)
Has rear garden views and door linking through to annex/office suite.

BEDROOM 4

15'1 x 14'6 (4.60m x 4.42m)
Has a decorative fire insert and surround.

BEDROOM 5

14'1 x 10'11 (4.29m x 3.33m)
Has a decorative cast iron fire insert with tiled detailing and an internal door linking through to Bedroom 2.

HOUSE BATHROOM

10'11 x 10'5 (3.33m x 3.18m)
Immaculately appointed throughout with underfloor heating, walk-in shower unit with wall mounted head, console & rainfall shower head, concealed cistern w.c, inset panel bath with separate shower head , independently controlled tap points and centrally mounted mixer tap, inset decorative basin mounted into storage with freestanding tap and with bluetooth mirror above,, inset spotlights to ceiling, Travertine tiling to flooring and wall coverings throughout, display recesses with mood lighting & heated towel rail.

ANNEX / OFFICE ACCOMMODATION



LANDING

22'9 x 4'1 (6.93m x 1.24m)

A landing area with storage cupboard has alternate staircase leading up from Breakfast Kitchen.

OFFICE 1

13'8 x 9'4 (4.17m x 2.84m)

Has south facing windows and radiators, mid level mounted trunking for electrical sockets.

OFFICE 2

11'5 x 10'11 (3.48m x 3.33m)

Has south facing windows and radiators, has fixed desks and shelving to two wall lengths, suitable for 2 people to work/study..

SHOWER ROOM

9'11 x 8' (3.02m x 2.44m)

With freestanding shower console & pedestal wash hand basin.

EXTERNAL

A brick sett driveway leads to West Hill Cottage itself providing parking provision for multiple vehicles. Established planting and Photenia Red Robin hedging to the front boundary, lawn grass section and raised patio terrace extending around the side of the property, providing a further seating and dining area. Gated access is provided to the rear gardens being mainly laid to lawn grass, terrace detailing with well stocked borders, edging and herbaceous planting and shrubbery to full perimeter boundaries, including flowers and fruit trees. . The rear garden is fully enclosed with wooden fencing and gates, secure for children and pets. External tap and external light points with additional storage area to side of property.

TENANCY INFORMATION

An initial 12 month lease followed by monthly periodic noticey (Assured Shorthold Tenancy Agreement)

We will require One Months rental in advance.

Bond/Deposit equal to One Months rent

Sorry - No smokers accepted.

Pets are accepted. (Subject to ensuring any damages are rectified before leaving the property.)

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance = (£576.92). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If you application is successful, the holding deposit then forms part payment of your first months rent.

AGENTS NOTES

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AGENTS NOTES (continued)

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GROUND FLOOR
2033 sq.ft. (188.9 sq.m.) approx.



1ST FLOOR
2168 sq.ft. (201.4 sq.m.) approx.



TOTAL FLOOR AREA : 4201 sq.ft. (390.3 sq.m.) approx.

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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