26 Southfield, Hessle, East Yorkshire, HU13 0EX

£695,000

- Stunning Det. House
- Modern Breakfast Kitchen
- Bursting with Character
- Four Beds/Three Baths
- Light & Airy Accomm.
- Sought After Location
- Three Receptions
- EPC = E
INTRODUCTION
This simply stunning detached residence stands in the sought after and established tree lined setting of Southfield, Hessle’s most desirable address. This fine property which was built in the late 1930’s provides very spacious and well presented accommodation bursting with character and the large windows let light flood in. Ready to move straight into, with excellent room sizes, high ceilings and many period features this delightful property is ideal for a family. An excellent balance of sizeable yet manageable accommodation is complemented by a decent plot with good parking. The accommodation extends over two floors and briefly comprises a stunning entrance reception with galleried landing above, three beautiful reception rooms and a modern living kitchen with an excellent range of units, matching island and granite work surfaces. There is also a large utility room, rear cloaks/WC and situated off the hallway is a further cloaks/WC. At first floor the galleried landing provides access to all four bedrooms and the main luxurious bathroom. There are en-suite facilities to the main two bedrooms and the accommodation boasts gas fired central heating via a Worcester combination boiler and a range of secondary glazing which retains the original windows.

EXTERNAL
The property stands in an attractive plot with gardens extending to both front and rear elevations being mainly lawned complemented by a patio and decked area ideal for relaxing on a summers day. The driveway affords multiple parking.

LOCATION
The beautiful tree lined and highly sought after residential area of Southfield forms part of Hessle’s conservation area and comprises many fine homes of distinction. Hessle centre is located nearby where a superb range of shops and amenities are to be found including fine restaurants, cafes, bars, boutique shops, delicatessen, supermarket, newsagent, banks, chemist, gift shops, hair/beauty salons, health centre, take-aways and more, all of which make Southfield a truly desirable place to live. Situated approximately 5 miles to the west of Hull city centre on the banks of the River Humber, Hessle benefits from excellent road and rail links with its own railway station, regular bus service and immediate access to the Clive Sullivan dualway leading into Hull or the national motorway network. The iconic Humber Bridge is situated nearby providing easy access to North Lincolnshire and Humberside airport. Public and private schooling for all ages is available locally in addition to many recreational facilities.
**ACCOMMODATION**

Oak residential entrance door to:

**ENTRANCE VESTIBULE**

With internal door to:

**ENTRANCE RECEPTION**

24'2" x 16'4" approx (7.37m x 4.98m approx)
A beautiful hallway with a wide staircase to the first floor with polished handrail to balustrade. Quality hardwood flooring, moulded coving to ceiling and picture rail. Window to front elevation.

**CLOAKS/WC**

With a recently fitted traditional style suite including high level WC, wash hand basin, Karndean flooring.
DINING ROOM

15'4" x 18'9" approx (4.67m x 5.72m approx)
Measurements into bay window to south elevation. There is quality hardwood flooring and the focal point is a feature ornamental fire surround with "marble" hearth and back plate housing a "living flame" gas fire. Moulded coving and picture rail. TV point.

LIVING ROOM

19' x 18'9" approx (5.79m x 5.72m approx)
Measurements into bay window to the south elevation. Quality hardwood flooring beneath a fitted carpet. UPVC double doors lead out to the rear patio. The focal point of the room is an ornamental fire surround with cast and tiled fireplace housing a "living flame" gas fire. Moulded coving, picture rail and TV point.

ALTERNATIVE VIEW
SITTING ROOM
13’10” x 13’8” (4.22m x 4.17m)
With quality hardwood flooring, moulded coving to ceiling, picture rail, feature fire surround with “marble” hearth and back plate housing a “living flame” gas fire. Window to front elevation. TV point.

LIVING KITCHEN
26’1” x 13’ approx (7.95m x 3.96m approx)
The heart of the house, this room has an excellent range of hand-painted base and wall mounted units with matching island and granite work surfaces. There is a Rangemaster cooker with extractor hood above, belfast sink and mixer tap, tiled surround, plumbing for a dishwasher. Quality tiling to the floor. TV point. UPVC double glazed windows to side elevations and further window to rear.

ALTERNATIVE VIEW
DINING AREA

UTILITY AREA

10’1” x 9’ approx (3.07m x 2.74m approx)
With fitted units, large belfast style sink, plumbing for automatic washing machine, space for tumble dryer, tiling to the floor and a floor mounted Worcester gas fired combination boiler housed to one corner. UPVC double glazed window to side elevation, tiling to the floor.

REAR LOBBY
With external access door and access to utility and cloakroom situated off. Tiled flooring.

CLOAKS/WC
With low level WC and wash hand basin. Tiled surround and tiled flooring.

FIRST FLOOR

SPACIOUS LANDING
With feature window to side elevation, moulded coving to ceiling and picture rail.
**BEDROOM 1**

16’ x 15’5” approx (4.88m x 4.70m approx)
With large window to the south elevation, moulded coving and picture rail. Built-in wardrobes, one being particularly deep with hanging and shelving facilities.

**ALTERNATIVE VIEW**

**EN-SUITE BATHROOM**

With a stunning suite comprising a "slipper" style bath with claw feet, pedestal wash hand basin and shower enclosure. Tiled surround, tiling to the floor, underfloor heating and heated towel rail.
**BEDROOM 2**

16'3" x 12' approx (4.95m x 3.66m approx)
With window to south elevation, moulded coving and picture rail.
Range of fitted wardrobes, TV point.

**EN-SUITE SHOWER ROOM**

With shower cubicle, wash hand basin and cabinet. Tiled surround, tiling to the floor with underfloor heating.

**BEDROOM 3**

14' x 13'5" approx (4.27m x 4.09m approx)
With window to front elevation. Moulded coving and picture rail.

**BEDROOM 4**

12'7" x 12'2" approx (3.84m x 3.71m approx)
With cantilever style window to rear elevation. Moulded coving and vanity wash hand basin to one corner. There is a very useful walk-in storage/wardrobe situated off this bedroom with hanging facilities.
FAMILY BATHROOM
A luxurious bathroom featuring a recently installed “classic” style suite comprising a high flush WC, pedestal wash hand basin, large corner shower enclosure and an oval free standing bath with designer mixer tap and shower attachment. Tiling to the floor with underfloor heating, heated towel and part panelling to the walls.

OUTSIDE
An impressive entrance opens to a gravelled driveway which provides ample parking facilities. There is a lawn to the front and the property has an aspect looking down Southfield itself. To the rear lies a paved patio complemented by decking to one corner and a lawned garden extends beyond with attractive shrubbery and mature trees. There is a fenced surround.

REAR VIEW OF PROPERTY

TENURE
Freehold
COUNCIL TAX BAND
From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS
Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING
Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents 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.

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.

VALUATION SERVICE
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

STAMP DUTY REFORMS 4 DEC 2014
Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band £0 - £125,000 0% £125,001 - £250,000 2% £250,001 - £925,000 5% £925,001 - £1,500,000 10% £1,500,001 and over 12% Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT
TIME ....................DAY/DATE ............................................ SELLERS NAME(S) ....................................................................
TOTAL AREA: APPROX. 287.3 SQ. METRES (3092.8 SQ. FEET)

26 SOUTHFIELD, HESSLE
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**England & Wales**

EU Directive 2002/91/EC

### Environmental Impact (CO₂) Rating

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