



Mountbatten, 5 Tall Trees, Hessle, East Yorkshire, HU13 0LE

- 📍 Impressive detached house
- 📍 Superb large plot
- 📍 Extensive accommodation
- 📍 Of around 2,500 sq ft
- 📍 Four double bedrooms
- 📍 Double garage
- 📍 Cul-de-sac location
- 📍 EPC=D

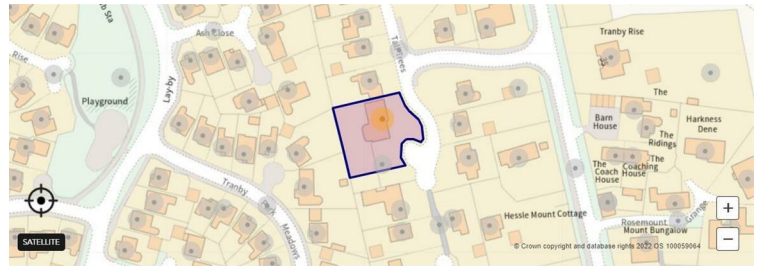
£625,000

INTRODUCTION

Very much a "one-off" is this outstanding detached residence which occupies a much larger than average plot having an extra wide frontage to the mature and sought after cul-de-sac of Tall Trees. The property itself boasts particularly spacious accommodation extending to around 2,500 sq ft which is ready to move straight into and given the size of the plot has the potential to extend, subject to appropriate permissions. The living space includes an attractive entrance reception, large lounge, dining room, day room/study, extensive conservatory, breakfast kitchen and large utility. At first floor are four double fitted bedrooms with the main having an ensuite bathroom featuring a spa bath. There is also a separate house bathroom. The accommodation has the benefit of gas fired central heating, uPVC framed double glazing. Outside, open plan lawned gardens extend to the front, side and south elevation and to the rear lies a good sized westerly facing garden with mature borders providing seclusion. A double width driveway leads up to the double garage.

LOCATION

The property occupies a prominent position within the established and mature cul-de-sac setting of Tall Trees which comprises a number of well-spaced detached properties. Tall Trees is accessed from Jenny Brough Lane and this desirable area of Hessle lies to the north west of the village centre. Hessle has a good range of local shops and amenities, many of which are located in the nearby Hessle Square. There has been a recent growth in the number of restaurants, delicatessen, and many independent niche traders, a number of which are situated on The Weir making Hessle a great place to live. Good schooling is available for all ages locally including nearby Hessle Mount Public Junior School, situated on Jenny Brough Lane, which is now linked to Hymers College. Good connections are available to the Humber Bridge, Hull city centre or the A63/M62 motorway network.



ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

11'10" x 10'6" approx (3.61m x 3.20m approx)

Spacious entrance hall which has a turning staircase leading up to the first floor. There is an archway which provides a view through to the dining room and beyond.



CLOAKS/WC

With low level WC, wash hand basin, tiled surround.

LOUNGE

25'7" x 13' approx (7.80m x 3.96m approx)

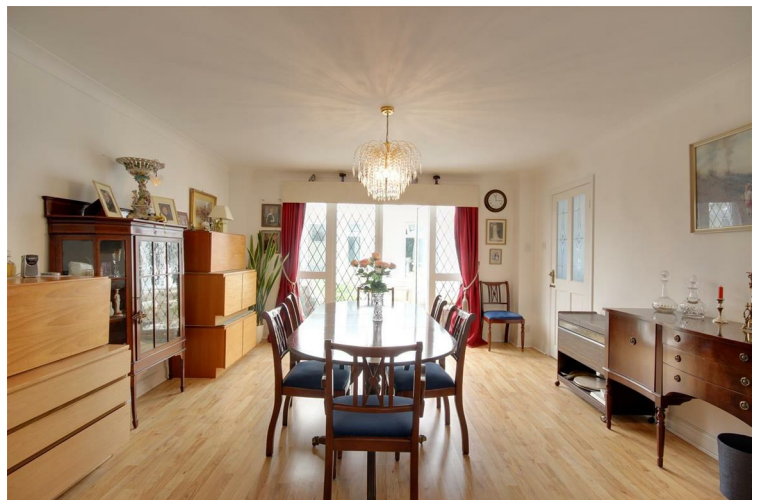
A room of generous proportions which has as its focal point a solid fuel stove housed upon a raised hearth with brick detailing. Windows look out to the front and side elevations and double doors open through to the conservatory.



DINING ROOM

14'9" x 13'7" approx (4.50m x 4.14m approx)

Access from the hallway, kitchen and also providing double doors opening through to the conservatory.



CONSERVATORY

23'6" x 9'8" approx (7.16m x 2.95m approx)

Overlooking the rear garden with double doors leading out. There is a tiled floor.



DAY ROOM/STUDY

With window to front elevation.

BREAKFAST KITCHEN

14'8" x 12'4" approx (4.47m x 3.76m approx)

Having an extensive range of fitted base and wall mounted units with work surfaces, sink and drainer. There is a Range cooker with extractor hood over, integrated oven, microwave and dishwasher. Tiling extends to the floor and there are recessed downlighters to the ceiling plus window to the rear elevation. Doors are to the hall, dining room and utility.



UTILITY ROOM

16'5" x 10'2" approx (5.00m x 3.10m approx)

With a range of fitted base and wall mounted units, work surfaces, sink and drainer. Plumbing for automatic washing machine and space for further appliances. There is a pantry cupboard off, external access door and an internal personal door to the garage.

FIRST FLOOR

GALLERIED LANDING

14'2" x 11'10" approx (4.32m x 3.61m approx)

With window to front elevation.



BEDROOM 1

14'8" x 13'1" approx (4.47m x 3.99m approx)

Having an extensive range of fitted furniture comprising wardrobes, storage cupboards, dressing table and drawers. Window overlooking the rear garden.



ENSUITE BATHROOM

Featuring a spa bath, low level WC, pedestal wash hand basin and tiling to the walls.



BEDROOM 2

14'7" x 14'2" approx (4.45m x 4.32m approx)

With an extensive range of fitted furniture comprising wardrobes, drawers and dressing table. Window to front elevation.



BEDROOM 3

13' x 10'9" approx (3.96m x 3.28m approx)

With extensive range of fitted furniture comprising wardrobes, storage cupboards and drawers. Window to front elevation.



BEDROOM 4

14'8" x 12'4" approx (4.47m x 3.76m approx)

With an extensive range of fitted furniture comprising wardrobes and drawers. Window to rear elevation.



BATHROOM

With suite comprising low level WC, wash hand basin, oval shaped bath and separate shower enclosure.



OUTSIDE

A particular feature of the property is the large plot which provides an impressively wide frontage to the cul-de-sac with open planned lawns extending to the front and side elevations. A double width blockset driveway leads up to the double garage.

The garage itself measures approximately 21'1"max x 17'2".

Directly to the rear of the property lies an extensive paved patio area with lawned gardens having mature borders which provide much seclusion.



SIDE VIEW



REAR VIEW OF PROPERTY



PATIO AREA



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 LAND TAX

Purchase Price of Property

£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%

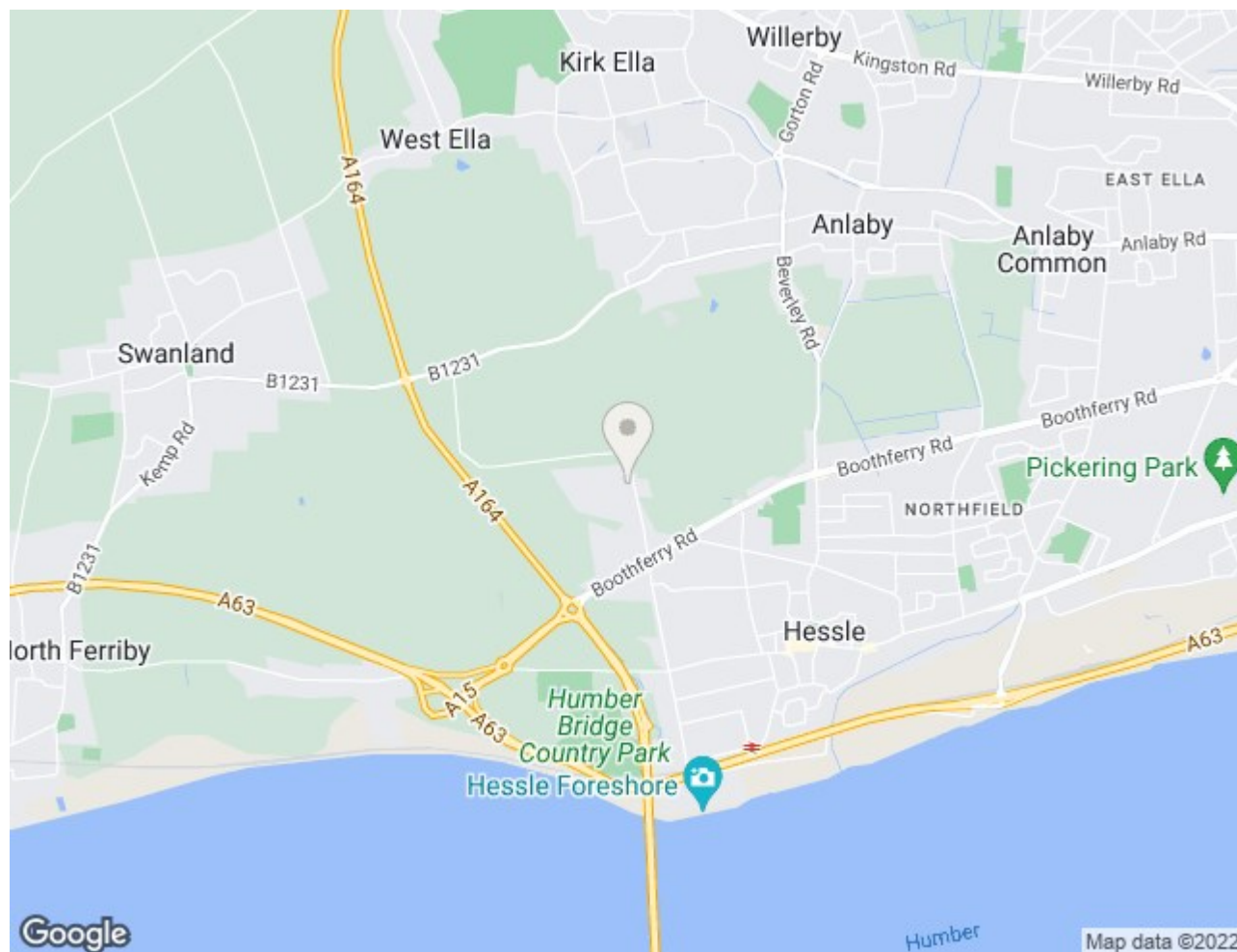
Rates Paid on the Part of the Property Price Within Each Tax Band

Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT

TIMEDAY/DATE


SELLERS NAME(S)





Total area: approx. 272.0 sq. metres (2927.8 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	