

*14 Rosner Drive, Hessle, East Yorkshire, HU13 0GS*

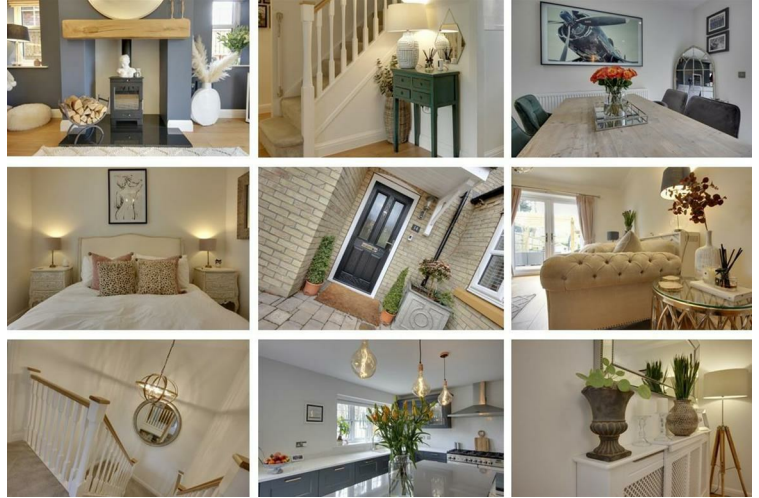
- 📍 Impressive Detached House
- 📍 Superb Corner Plot
- 📍 Four Double Bedrooms
- 📍 3 Bath/Shower Rooms
- 📍 Stunning Dining Kitchen
- 📍 Three Receptions Rooms
- 📍 Double Garage
- 📍 EPC=B

**£475,000**

## INTRODUCTION

This impressive detached family home occupies a lovely cul-de-sac position within this exclusive residential development with extensive forecourt to the front providing excellent parking provision. Built in recent times by Beal Homes, the property is beautifully appointed with a stylish and contemporary finish. The accommodation has the benefit of gas central heating and uPVC double glazing and comprises a spacious entrance hall, three reception rooms and a stunning dining kitchen with central island plus utility. Upon the first floor there is a spacious landing, four double bedrooms, two en-suite shower rooms and a family bathroom.

To the front of the property is an extensive block set forecourt providing parking for multiple cars plus there is a double garage. The rear garden is mainly lawned with patio area and fenced boundary.



## LOCATION

Rosner Drive forms part of the recent Paddocks development by Messrs. Beal Homes. The development is accessed from Boothferry Road close to it's junction with the A15/A164 and with easy access to the Humber Bridge and A63. Hessle is a vibrant West Hull town and has an array of shops and amenities located predominantly within the centre. The Weir includes cafes, restaurants, stylish cocktail bar, designer boutiques, hair salons, beauty salons, takeaway, delicatessen, banks and newsagents. Further amenities are located around Hessle Square including a supermarket, chemist, newsagents, bank, gift shop and health centre. Local schooling includes primary at Hessle All Saints Church of England and Hessle Penshurst and secondary schooling is at Hessle High School. Hessle has its own mainline railway station which links to Hull, Doncaster, Leeds, Sheffield, Manchester, Brough and London Kings Cross. Convenient access can be gained to the iconic Humber Bridge and the A63 leading into Hull city centre to the east and the national motorway network to the west.

## ACCOMMODATION

Residential entrance door to:



### *ENTRANCE HALLWAY*

Spacious and welcoming with engineered oak flooring, stairs to the first floor and good understairs storage.



### *PLAY ROOM*

12'4" x 9'3" approx (3.76m x 2.82m approx)  
With engineered oak flooring and bay window to front elevation.



### *LOUNGE*

16'2" x 12'2" approx (4.93m x 3.71m approx)  
With log burning stove upon a marble hearth with oak mantle above.  
Windows to side elevation and doors opening out to the rear garden.



### *DINING KITCHEN*

21'11" x 12'4" approx (6.68m x 3.76m approx)

This contemporary space is situated to the rear with doors opening out from the dining area to the rear garden. The kitchen has an extensive range of shaker style dual tone base and wall units with silestone worksurfaces, matching central island and under counter sink unit. There is a Rangemaster cooker with extractor hood above, dishwasher, fridge/freezer and wine chiller.



### *KITCHEN AREA*



## DINING AREA



## UTILITY ROOM

With base and wall units, silestone worksurfaces, inset sink unit, plumbing for automatic washing machine, space for tumble dryer, tiled floor and external access door to side.

## CLOAKS/W.C.

With low flush W.C., wash hand basin, heated towel rail. half tiling to walls, tiled floor, window to side elevation.

## STUDY

12'10" x 7'2" approx (3.91m x 2.18m approx)  
With window to side elevation and internal access door to double garage.



## FIRST FLOOR

## LANDING

With cylinder cupboard.



## BEDROOM 1

15'9" x 12'8" approx (4.80m x 3.86m approx)

Lovely bedroom suite with dressing area with fitted wardrobes with mirrored sliding doors. Bay window to front elevation.



### *EN-SUITE SHOWER ROOM*

With suite comprising a shower enclosure, pedestal wash hand basin and low flush W.C. Heated towel rail, tiled floor, half tiling to walls, inset spot lights, shaver socket and window to front elevation.



### *BEDROOM 2*

12'5" x 9'11" approx (3.78m x 3.02m approx)  
Window to rear elevation.



### *EN-SUITE SHOWER ROOM*

With suite comprising a shower enclosure, pedestal wash hand basin and low flush W.C. Tiled floor, half tiling to walls, heated towel rail, inset spot lights, shave socket and window to rear elevation.



### *BEDROOM 3*

12'4" x 9'5" approx (3.76m x 2.87m approx)  
Window to rear elevation.



### *BEDROOM 4*

10'9" x 9'5" approx (3.28m x 2.87m approx)  
Window to side elevation.



### *BATHROOM*

Fully tiled with suite comprising a bath with shower over and screen, pedestal wash hand basin and low flush W.C. Heated towel rail, inset spot lights shaver socket and window to rear elevation.





## *OUTSIDE*

The property occupies a lovely corner plot at the head of a cul-de-sac. The extensive brick set forecourt to the front provides parking for multiple cars. There is a double garage with two automated roller doors plus an external access door opening to the side. The rear garden is mainly lawned with patio area and pergola plus fencing to the boundary.



## *PATIO & PERGOLA*



## *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 F. 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%

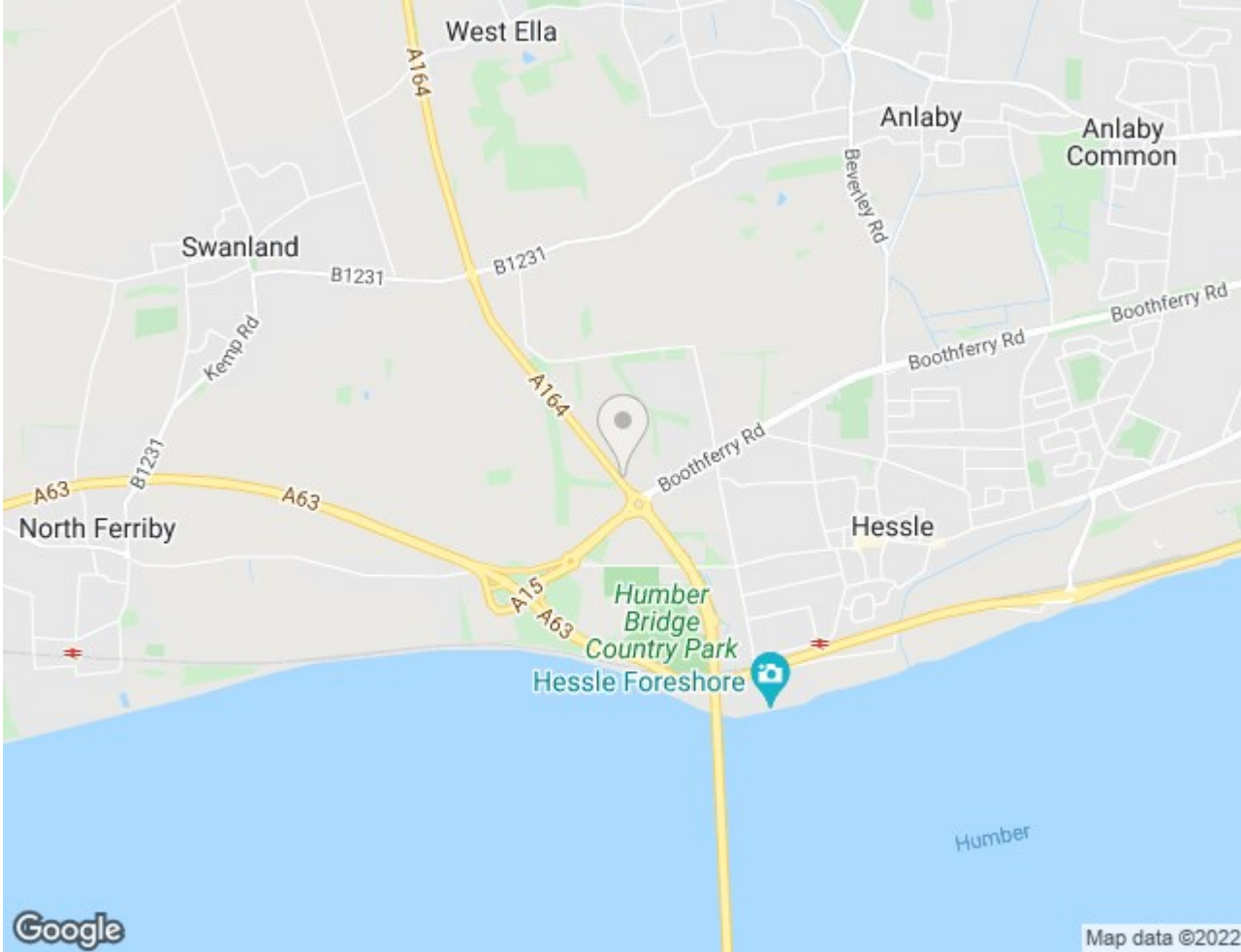
Rates Paid on the Part of the Property Price Within Each Tax Band

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

## VIEWING APPOINTMENT

TIME .....DAY/DATE .....

SELLERS NAME(S) .....



**Ground Floor**

Approx. 113.8 sq. metres (1224.8 sq. feet)



**First Floor**

Approx. 77.5 sq. metres (834.0 sq. feet)



Total area: approx. 191.3 sq. metres (2058.8 sq. feet)

