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Matthew
Limb
MOVING HOME



4 Parklands Mews, Hessle, East Yorkshire, HU13 0DB

- 📍 Outstanding Contemporary Home
- 📍 Around 4000 sq ft
- 📍 Superlative Specification
- 📍 Exclusive Location
- 📍 Spectacular Feature Glazing
- 📍 5 Bedrooms
- 📍 Double Garage
- 📍 EPC = B

£975,000

INTRODUCTION

This fabulous bespoke and very contemporary detached home is tucked away in an exclusive and private location in the heart of the Southfield conservation area. Built in 2017 by the well renowned Latus Developments, the current owner had enhanced the specification further to create a wonderful family home. A spectacular and immaculately presented range of accommodation extends to around 4,000 sq ft and features excellent room sizes offering the best of modern living complemented by an array of exquisite fittings. These include integrated technology such as a fingerprint entry system and a home automation 'Control 4' system. You can't fail to be impressed straight away upon entering the property with the double height grand hallway and gallery having a ceiling with a 'starlight' system. There is a spectacular kitchen/dining/living area situated to the rear of the house with it's stunning kitchen complete with grand island and extensive glazing to the south and west aspects. There is also a significantly sized lounge plus fitted utility room, cloaks/boot room and W.C. At first floor is a very spacious landing which give access to the bathroom, three luxurious bedroom suites, including a stunning main bedroom with a superlative en-suite. There is also and extremely useful separate laundry room. The upper floor provides two further double bedrooms and a bathroom.

Features include:

- Interior design LED lighting systems and decorations
- Extensive feature glazing
- Spectacular living space
- Smart controlled technology features
- Surround sound system
- Fingerprint entry
- Stunning Kitchen and bathroom fittings
- Fully tiled ground floor with underfloor heating system
- Bespoke staircase
- 5 Bedrooms
- Upstairs laundry room
- 2x driveways
- Double Garage
- South facing garden

Outside the property affords excellent parking as it has a main driveway which leads to the attached double garage and there is also an additional driveway to the alternate side of the house. The garage has twin automated up and over entry doors and a door leading directly out to the rear terrace. The rear garden enjoys a southerly aspect and incorporates an extensive paved terrace ideal for entertaining, lawn beyond and raised borders.

LOCATION

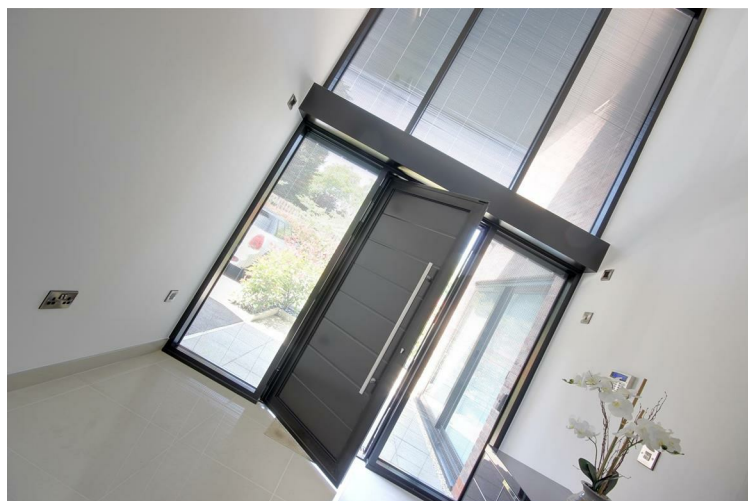
Parklands Mews is set in the beautiful tree lined and highly sought after residential area of Southfield. It forms part of Hessle's conservation area and comprises many fine homes of distinction, the majority of which evoke the grandeur of the Victorian era. This established parkland setting lies within walking distance of the bustling centre of Hessle where a superb range of shops and amenities are to be found including fine restaurants, cafes, bars, boutique shops, delicatessen, supermarket, newsagents, 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 it's own railway station, regular bus service and immediate access to the Clive Sullivan dual carriageway leading into Hull or the national motorway network. The iconic Humber Bridge is situated nearby providing east access to North Lincolnshire and Humberside airport. Public and private schooling for all ages is available locally in addition to many recreational facilities.





ACCOMMODATION

A spectacular entrance with double height glazing and an Anthracite contemporary entrance door which can be accessed via key, app or fingerprint technology. Fully automated blinds through app or switch.



ENTRANCE RECEPTION

A magnificent entrance reception which provides an outstanding first impression with it's double height, feature glazing and a bespoke wide staircase with glass balustrade. The staircase also incorporates fitted cupboards and double doors opening to a very useful cloaks area beneath. An internal door leads to the garage and there is floor tiling throughout.





LIVING ROOM

23'9" x 19'8" approx (7.24m x 5.99m approx)

A fabulous space with sliding patio doors to one side and a large picture window to the front. Features include a coffered ceiling with inset shadow lighting, central exposed painted steel, inset ceiling speakers and recessed downlighting. A feature wall is slate clad with inset flat screen T.V, beneath which sits a contemporary marble fire surround with remote controlled living flame gas fire. Fitted cupboards to alcoves have shadow lighting. A bespoke piece of fitted furniture creates a study space complete with desk and cupboards. Tiling extends throughout to the floor.





KITCHEN/LIVING/DINING

27'5" x 24'0" approx (8.36m x 7.32m approx)

This spectacular open plan space situated to the rear of the house has a south and west facing aspect with a wall of glazing to the south with central sliding doors, plus two further sets of sliding doors to the west which open out to the terrace. The kitchen has an extensive range of high gloss fronted units with beautiful granite work surfaces and a fabulous grand "L" shaped island with raised breakfast bar area and an undercounter sink. Appliances include a Neff coffee maker, 2x ovens, warming drawer, induction hob and a "pop-up" extractor, oven/micro wave unit, wine fridge larger fridge and freezer. A tiled floor extends throughout and TV cables are set up on the wall.





UTILITY ROOM

9'9" x 7'4" approx (2.97m x 2.24m approx)
With fitted units and sink. External access door to side.



CLOAKS/BOOT ROOM

With fitted shoe storage, seat with storage beneath and cloak hanging above. Heated towel rail.



W.C.

With concealed flush W.C, wash hand basin, tiling to the walls and floor, heated towel rail.

FIRST FLOOR

LANDING

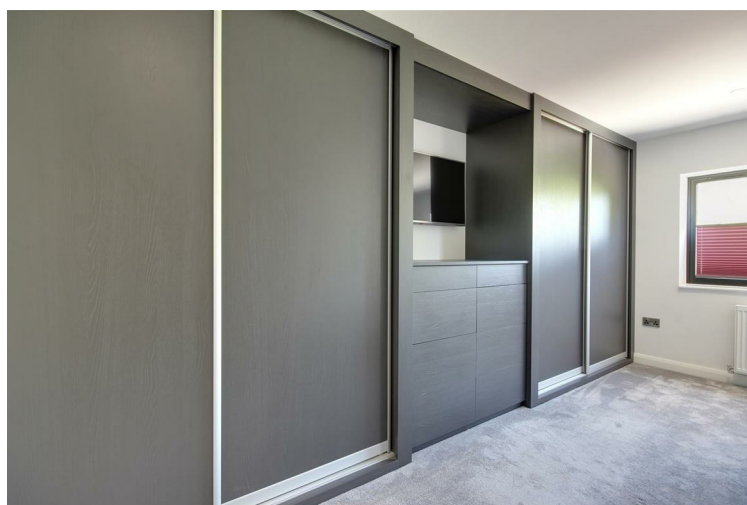
A spectacular landing with a gallery effect above the entrance hallway. There is a picture window overlooking the rear garden. One part of the landing has a vaulted ceiling above with a fitted starlight system. A further staircase leads up to the second floor and has a storage cupboard beneath.



BEDROOM 1

17'1" x 13'9" approx (5.21m x 4.19m approx)

The luxurious main bedroom area has an upholstered bedhead position with LED lighting and window to the front elevation. An extensive range of fitted wardrobes runs to one wall with drawers, fitted bedside table and a wall mounted flat screen T.V.



DRESSING ROOM

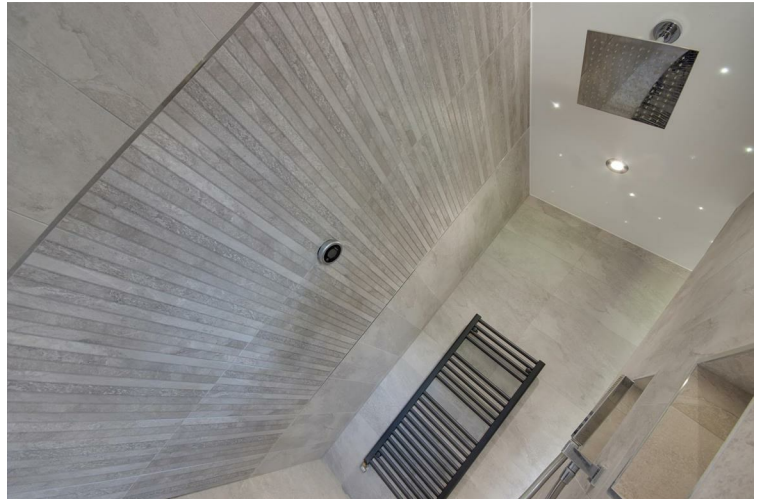
Extensively fitted with wardrobes and dressing table.



EN-SUITE

Fully tiled this spectacular en-suite features a walk through shower with rainhead plus handheld shower, shower being digitally controlled and there are twin towel rails. There is a stunning bespoke marble statement feature with moulded twin wash hand basins having mirror above and shelving to sides. A starlight and audio system are installed. A sliding door opens to the W.C,





BEDROOM 2

13'5" x 11'9" approx (4.09m x 3.58m approx)

With fitted wardrobes, window to rear and starlight system above bed.



BEDROOM 3

13'9" x 11'9" approx (4.19m x 3.58m approx)

Window to rear elevation, fitted cupboards and shelves.



BATHROOM

A superb bathroom comprising a concealed flush W.C., spa bath, designer wash hand basin in cabinet with mirror above, walk-in shower with rainhead shower plus handheld shower, being digitally operated. Built in digitally controlled audio system. Tiling to the walls and floor, heated towel rail.



LAUNDRY ROOM

13'0" x 7'8" approx (3.96m x 2.34m approx)

Extensively fitted with cupboards, sink and drainer and a purpose built housing for a washing machine and dryer. Tiling to the floor.

It is worth noting that the laundry room could be sub-divided in order to create an en-suite for bedroom 3 if preferred by an incoming purchaser.



SECOND FLOOR

LANDING

Access to eaves area.

BEDROOM 4

20'5" x 14'5" approx (6.22m x 4.39m approx)
Fitted wardrobes.



BEDROOM 5/GYM

21'1" x 14'4" approx (6.43m x 4.37m approx)
With fitted cupboards and shelving, wall mounted T.V, window to front elevation.



SHOWER ROOM



OUTSIDE

The principle driveway provides generous parking and access to the double garage with two automated up and over entry doors. It is worth noting that there is an additional driveway to the alternate side of the house which provides overflow parking. Access can be gained to either side of the property. The rear garden enjoys a south facing aspect and incorporates an extensive terraced area ideal for relaxing or entertaining. There is a lawned garden and raised borders.



PATIO AREA



REAR VIEW OF THE PROPERTY



CENTRAL HEATING

The property has the benefit of gas fired heating being underfloor to the ground and radiators to first and second floors.

DOUBLE GLAZING

There is aluminium powder coated framed double glazing throughout.

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.

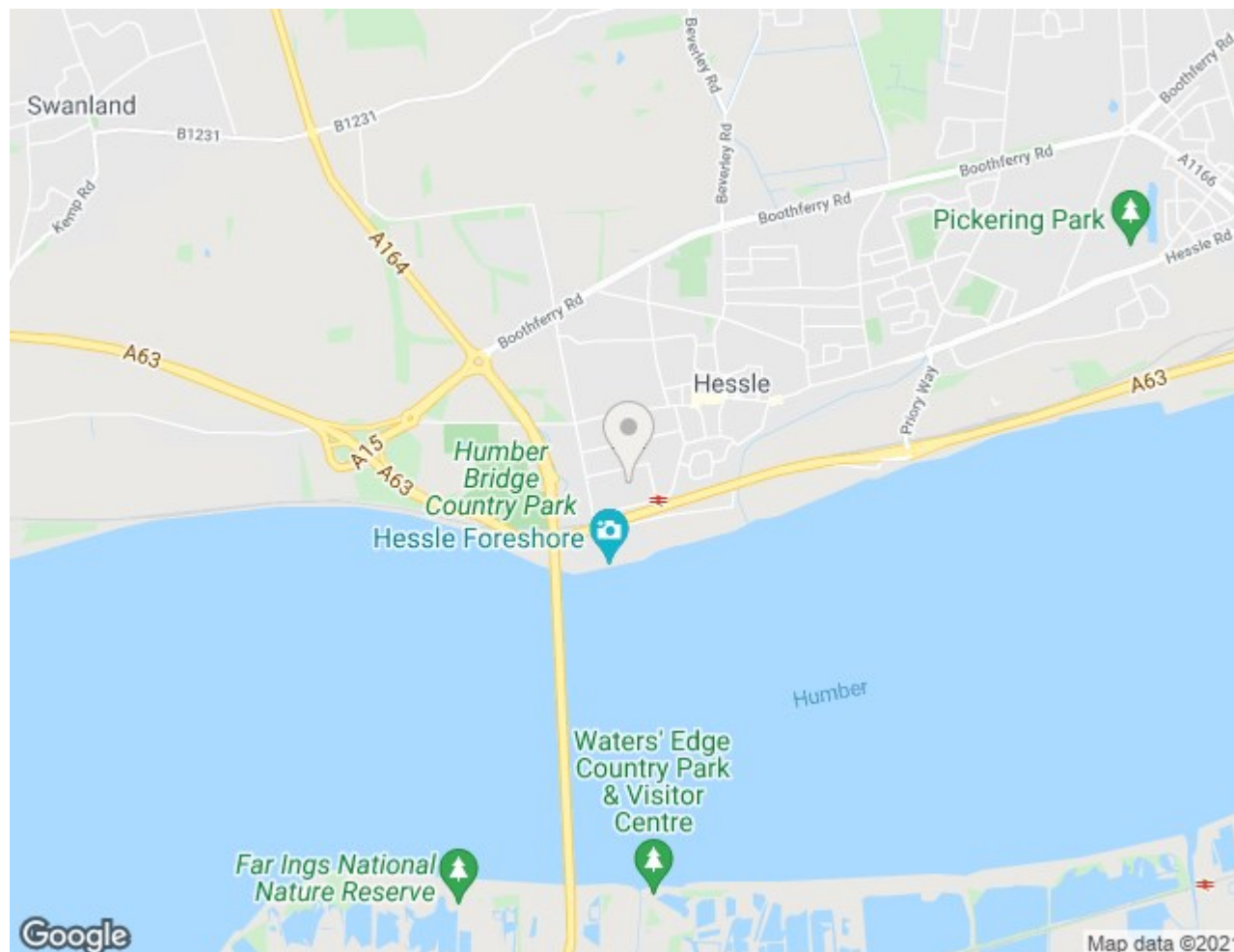
VALUATION SERVICE

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.

VIEWING APPOINTMENT


TIMEDAY/DATE

SELLERS NAME(S)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

88

91

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	