



Pulcroft Road, Hesse, HU13 0ND
Offers Over £240,000

Philip
Bannister

Pulcroft Road, Hessle, HU13 0ND

Key Features

- An amazing Home, Which Is A Credit To It's Current Owners
- Early Viewing Is A MUst
- Entrance Hall, Lounge, Extended Living/Dining kltchen
- Three Bedrooms, Shower Room
- Gardens Front & Rear,
- Rear Garden with Outdoor Kitchen and Bar/Entertaining Area
- Garage, with Parking Via A Rear 10' Access.
- EPC - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

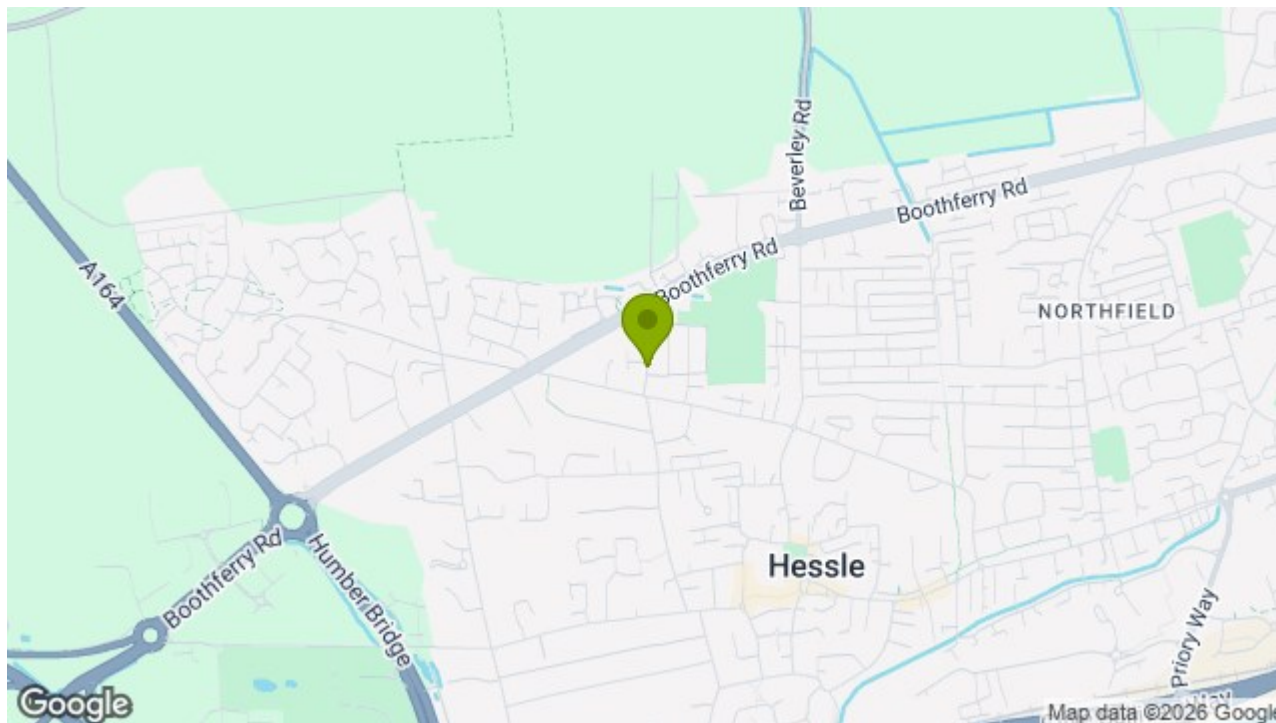
A superbly presented family home that is a true credit to its current owners, offering stylish and well-maintained accommodation throughout. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

Ideally situated on the ever-popular Pulcroft Road, just off Swanland Road in Hessle, the property enjoys a highly sought-after residential location within easy reach of the excellent range of shops, cafés, restaurants, schools and transport links that Hessle has to offer.

The accommodation briefly comprises a welcoming entrance hall, a comfortable lounge, and an impressive extended open-plan living/dining kitchen, creating the perfect space for modern family living and entertaining. To the first floor are three bedrooms and a contemporary shower room.

Externally, the property benefits from gardens to both the front and rear, including an outdoor kitchen with wood burning oven, together with a timber built Summerhouse/Bar and a detached double width garage which has been divided internally to create a store and separate W.C., beyond which there is hardstanding providing off street parking.

Properties of this quality and in such a desirable location rarely remain on the market for long. Contact us today to arrange your viewing and avoid disappointment.





HESSLE

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

GROUND FLOOR

WELCOMING ENTRANCE HALL

with double glazed door, laminate flooring and stairs to the first floor.

LOUNGE

with double glazed angle bay window to the front elevation, feature fireplace with log burner and double doors to:-

EXTENDED LIVING/DINING FITTED KITCHEN

with a range of base and wall units, drawers, quartz work surfaces, sink unit, induction hob, electric double oven, built in dish washer, inset lights, island with wine cooler and double glazed french doors to the rear garden.

FIRST FLOOR

BEDROOM 1

with double glazed square bay window to the front elevation and built in wardrobes.

BEDROOM 2

with double glazed window to the rear elevation and built in wardrobes.

BEDROOM 3

with double glazed window to the front elevation.

SHOWER ROOM

Fitted with a white three piece suite comprising: double shower enclosure with rain shower, a vanity wash basin with cabinet below and a low level W.C. suite with push flush and concealed cistern. To the floor there is a ceramic tiled finish, to the walls there is a fully tiled finish and to the ceiling there are recessed spotlights and an extractor fan unit, also there is a double glazed window to the rear elevation.

OUTSIDE

To the front of the property there is a low maintenance garden which has, low brick walling to the front boundary.

To the rear of the property there is a landscaped garden which has areas laid to paving with integrated lighting, artificial lawn and further paved patio seating areas. There is a brick built outdoor kitchen area with recessed wood storage areas and a timber framed canopy, housing a wood burning oven with stainless steel chimney. There is a further timber built garden Summerhouse/bar which has both power and lighting and internet connection also to the rear of the property there is a double width garage which has been divided internally to create a storage area and a separate W.C. The W.C. is fitted with a two piece suite comprising: a wall mounted wash hand basin and a low level W.C. suite. The garage has both light and power points, double timber gates with an integrated personnel door for access. Beyond the garage there is hardstanding for off street parking which is accessed via a 10 foot.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



TENURE.

We understand that the property is Freehold. This should be clarified by your legal representative.

AGENTS NOTES

Philip Bannister & Co.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 Philip Bannister & Co.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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



