

Yew Close, Hessle, HU13 0QQ

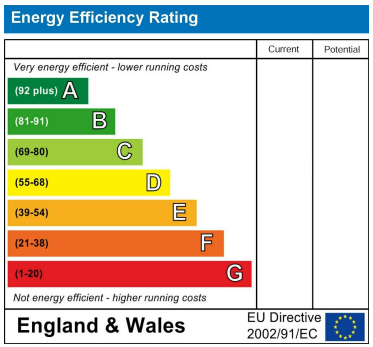
Asking Price £435,000

Philip Bannister

Yew Close,
Hessle, HU13 0QQ

Key Features

- A Superb Family Detached Home
- Prime Cul De Sac Location
- Two Reception Rooms, Living/Dining Kitchen
- Utility Room, Cloakroom/WC
- Four Bedrooms, (Main with Dressing Area & Ensuite)
- Family Bathroom, Excellent Gardens & Double Garage
- Early Viewing Is A Must



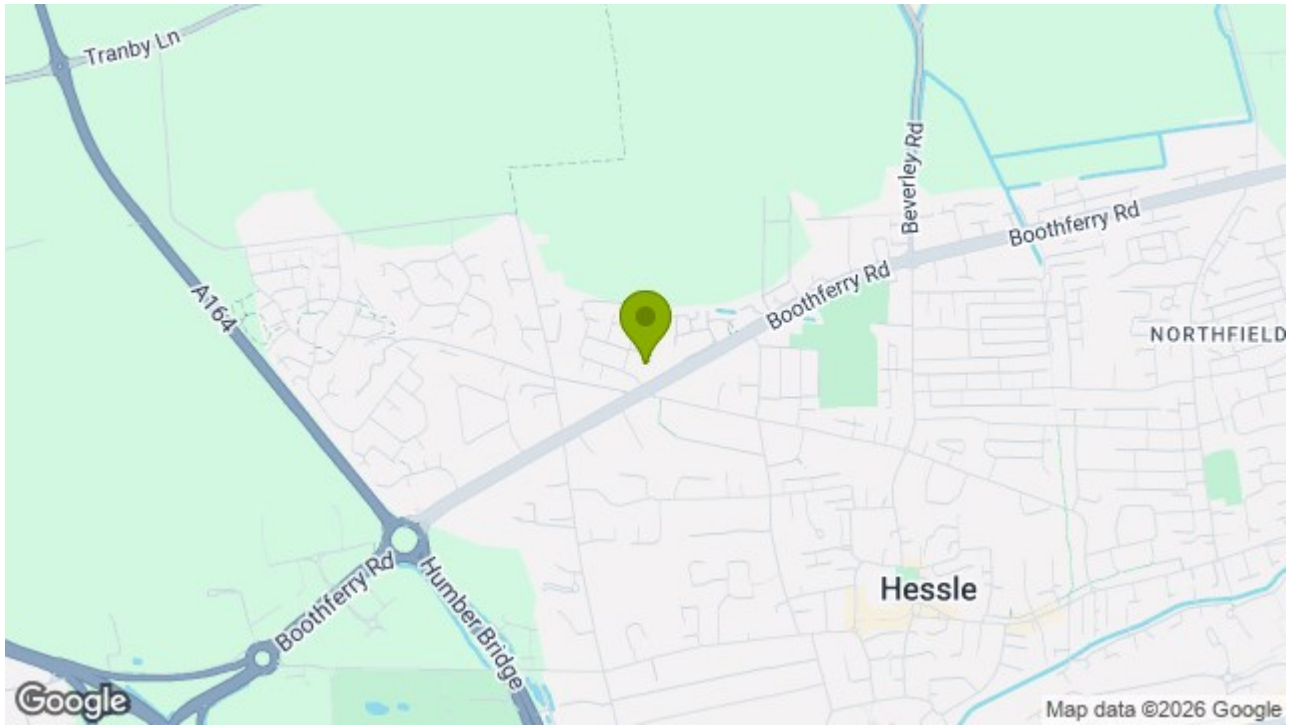
A superb modern four-bedroom detached residence occupying a private end plot within a highly sought-after development.

This impressive home features a stunning open-plan dining kitchen with bi-fold doors opening onto the rear garden, a separate utility room, and two additional reception rooms, offering versatile living space ideal for modern family life. The luxurious principal suite benefits from a dressing area and en suite, complemented by stylish contemporary bathrooms throughout. Externally, the property boasts a double garage and beautifully maintained gardens. Constructed in 2017 by Linden Homes, this property enjoys a prime position with convenient access to local amenities, transport links and good schools that Hessle Town has to offer.

The accommodation is appointed to a high standard and includes gas central heating and PVCu double glazing throughout. The heart of the home is the contemporary dining kitchen, complete with granite worktops, a central island with integrated appliances, and a separate utility room. Additional highlights include bi-fold doors to the rear garden, a walk-in bay window, French doors to the lounge, and stylish oak veneer internal doors. The property also benefits from ample power sockets and media points, with quality flooring and fitted blinds included–making it truly ready to move into.

The ground floor comprises an inviting entrance hall, spacious lounge, open-plan dining kitchen, study, utility room, and WC. To the first floor, there are four well-proportioned bedrooms, including a generous principal bedroom with dressing area and en suite, along with a contemporary family bathroom accessed from the landing.

Externally, the property occupies a private end plot with attractively landscaped gardens featuring lawned areas, decking, and a pergola–ideal for outdoor entertaining. Additional benefits include a double garage with up and over door.








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

ENTRANCE HALL
with double glazed entrance door, Karndean flooring, storage cupboard and stairs to the first floor.

LOUNGE
with double glazed bay window to the front elevation, further double glazed window to the side elevation and double glazed french doors onto the rear garden

SEPARATE SITTING ROOM/OFFICE
with double glazed window to the front elevation.

LARGE LIVING/DINING KITCHEN
Having a comprehensive range of modern wall and base units with complimenting granite worktops and splash backs plus island unit with feature sink and instant hot water tap. Having a range cooker, hood, microwave, dishwasher and American fridge freezer. Having recessed spot lights, Karndean flooring plus bi fold doors leading to the rear garden.

UTILITY ROOM
Having modern units with laminate worktops and upstands, washing machine, drier, floor tiling, recessed spot lights and double glazed door.

CLOAKROOM/W.C.
with a two piece white suite, comprising wash hand basin and w.c.

FIRST FLOOR

LANDING
with decorative staircase and access to to roof void.

BEDROOM 1
with double glazed window to the front elevation and a further velux window to the rear.

DRESSSING AREA
with double glazed window to the front elevation.

ENSUITE SHOWER ROOM
with a three piece white suite, comprising walk in shower, wash hand basin, w,c, inset lights, tiled floor, splash back tiling and double glazed window to the rear elevation.

BEDROOM 2
with three double glazed windows to the front and side elevations.

BEDROOM 3
with double glaze window to the side elevation.

BEDROOM 4
with double glazed window to the side elevation.

FAMILY BATHROOM
with a three piece white suite, comprising panelled bath, wash hand basin, w,c, inset lights, tiled floor, splash back tiling and double glazed window to the front elevation.

OUTSIDE
The property is located on a private end plot with well presented gardens with lawns, decking and pergola plus external tap and power.

DOUBLE DRIVEWAY & DOUBLE GARAGE
There is a double driveway leading to a double garage with up and over door and light and power points.

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 OR The property has the benefit of sealed unit double glazing.
SECURITY - The property has the benefit of an installed burglar alarm system.
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (East Riding Of Yorkshire/ Hull City 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.

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 NTSTEAT 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)

TENURE.

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

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.






WHAT ARE LITTLE GIRLS MADE OF? SUGAR AND SPICE AND EVERYTHING NICE. THAT'S WHAT LITTLE GIRLS ARE MADE OF





Approximate total area(1)

1854 ft²

Reduced headroom

27 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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