



8 Weelsby Way, Hesse  
£339,995

**Wow! This super sized traditional semi-detached house has been altered and extended to offer 4 Bedrooms, 2 Bathrooms, 4 Reception Rooms and large Kitchen/ Breakfast Room with large rear garden - MUST BE VIEWED!**

### INTRODUCTION

This spectacularly sized property offers both traditional elements and modern living facilities. The current owners have extensively altered and extended the property and it is ideal for family living. The property has the benefit of gas central heating and PVC double glazing. Approached across a large block paved parking area for several cars, an Entrance Porch leads to a central Entrance Hall, open plan Living Room & Sitting Room, Dining Room, large Kitchen and Breakfast Area, Sun Room overlooking the magnificent rear garden, Utility Room /WC. To the first floor, a Master Bedroom has an en-suite Shower Room, 3 further good sized bedrooms (2 overlooking the rear garden) and a family Bathroom. Externally, there is an integral Garage and a large landscaped rear garden with elevated balcony/ patio and summerhouse with entertainment area as main features. We highly recommend viewing this large home located within a highly desirable residential road.

### LOCATION

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.

### ENTRANCE PORCH

Large welcoming Porch with double uPVC doors and ceramic tiled floor lead into:

### CENTRAL ENTRANCE HALL

With under stair cupboard & radiator and staircase offering access to the first floor.

### LIVING ROOM 15'10 max x 12'4 (4.83m max x 3.76m)

A delightful open plan room featuring a bay window, breast wall niche for TV, plaster cornices, central ceiling plaster rose, radiator in cover: Leads into:

### SITTING ROOM 13'4 x 12'4 (4.06m x 3.76m)

With traditional plaster fire surround incorporating "marble" inset & hearth, coal effect gas fire, plaster cornices, central ceiling plaster rose, radiator in cover and sliding patio doors leading to:

### SUN ROOM 19'8 x 7'8 (5.99m x 2.34m)

Added by the current owners, this versatile Reception Room overlooks the rear garden. With polished floorboards, fitted bar, black finish traditional radiator and french doors leading to a balcony.

### DINING ROOM 15'3 x 9' (4.65m x 2.74m)

A perfect entertainment room with box bay window and radiator.

### BREAKFAST AREA 12'2 x 9'11 (3.71m x 3.02m)

This super open plan area has ash effect laminated wood flooring and french doors leading to the Sun Room. Leads into:

### KITCHEN 15'3 x 13'6 (4.65m x 4.11m)

This large well fitted kitchen offers a comprehensive range of wood fronted floor and wall units, work surfaces and breakfast bar with integrated appliances including "Stoves" double electric oven/grill, "Stoves" gas hob unit, extractor hood, "Ignis" dishwasher, "Beko" freezer and "Phillips Whirlpool" refrigerator; 1.5 bowl sink unit, ash effect laminated wood flooring.

### UTILITY AREA & WC

Very well designed Utility Area with granite work surface and under mounted stainless steel half sink, plumbed for washing machine, wall mounted central heating unit. Access doors to a separate WC and the Garage.

### FIRST FLOOR ACCOMMODATION

A most interesting staircase with half landing area extra stairs access to both wings of the property.

### BEDROOM 1 15'10 max x 12'4 (4.83m max x 3.76m)

With bay window, plaster cornices and central rose, radiator. Leads into:

### EN-SUITE SHOWER ROOM 7'4 x 7'4 (2.24m x 2.24m)

Incorporates cream suite with plumbed shower enclosure, vanity wash hand basin, low flush WC, ceramic tiled floor, radiator.

### BEDROOM 2 13'4 x 12'4 (4.06m x 3.76m)

Overlooks the rear garden. Has fitted cupboard, radiator.

### BEDROOM 3 12'1 x 9' (3.68m x 2.74m)

A bright Bedroom with windows to two elevations, laminated wood flooring, radiator.

### BEDROOM 4 10' x 9' (3.05m x 2.74m)

Overlooks the rear garden and has windows to two elevations, radiator.

### BATHROOM 7'3 x 7'2 (2.21m x 2.18m)

With ivory suite incorporating panelled bath with shower unit above & shower screen, pedestal wash hand basin, low flush WC, ceramic tiled floor, tiled walls, radiator.

### EXTERNAL

The property is approached across a substantial block paved parking area for 4/5 cars bounded by low brick walling on either side and offering access to an integrated garage measuring 15'3 x 9' (4.65m x 2.74m) with up and over door, light and power supply, security door to rear garden.

A large landscaped low maintenance garden features an elevated balcony patio area with balustrades and steps leading down various patios and gravel area elevations. A fabulous summerhouse is the central entertainment zone with a walled patio and built in barbeque. Well stocked herbaceous borders are bounded by low stone walling. A wooden storage shed is discreetly positioned at the bottom of the garden.



## 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** - The property lies within Band F (East Riding Of Yorkshire)

**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.

## 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 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.

## THINKING OF SELLING?

We would be delighted to offer a **FREE - NO OBLIGATION** appraisal of your property.

Our Award Winning Valuers will 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.

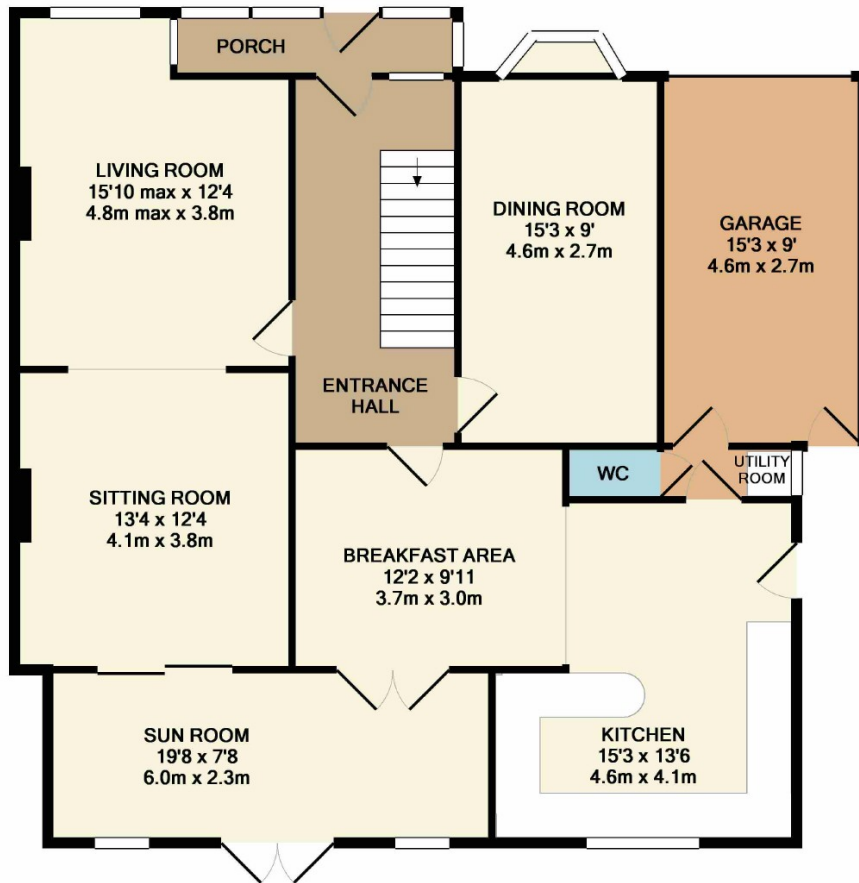
## AGENTS NOTES

The agents 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.

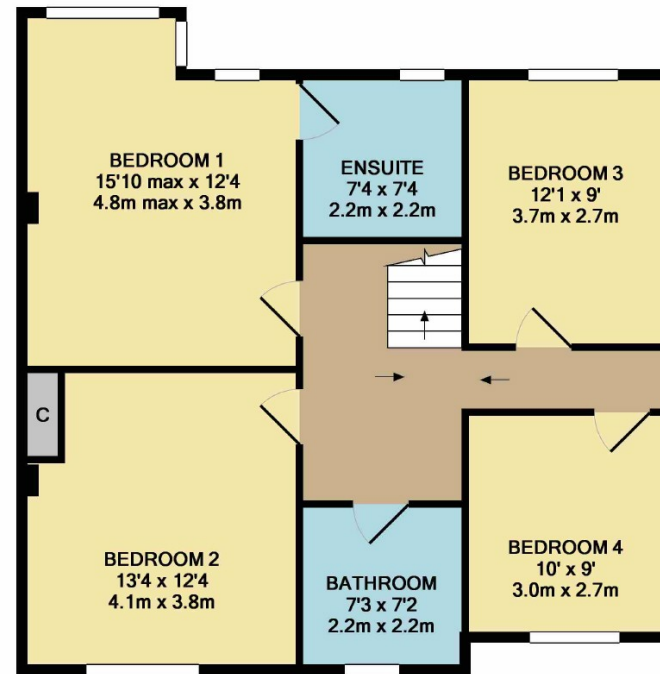
The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floor plans detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale. Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1274 SQ.FT.  
(118.3 SQ.M.)

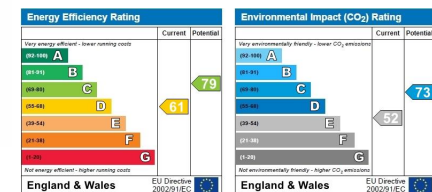


1ST FLOOR  
APPROX. FLOOR  
AREA 760 SQ.FT.  
(70.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2034 SQ.FT. (188.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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