



52 Heads Lane, Hessle
£574,950

A truly stunning 5 Bedroom executive residence located in a secluded position off Heads Lane

INTRODUCTION

A truly stunning executive residence located in a secluded position off Heads Lane. Accessed through automated wrought iron gates, this impressive home offers luxurious accommodation of generous proportions. The property is finished to an exacting standard throughout and features a welcoming Reception Hall with impressive staircase to the first floor, Cloakroom/WC, spacious Living Room, Sitting Room, Dining Room, fitted Breakfast Kitchen with Utility Room off, 4 double Bedrooms, one with En-Suite facilities and house Bathroom. A stunning master Bedroom suite room occupies the eastern wing of the property and features a large Bedroom, Dressing Room and luxurious En-Suite. Outside there is a private driveway leading to an integral double garage plus additional large single garage, both with automatic doors. At the rear is a well maintained enclosed garden.

DESCRIPTION

The property occupies an established position off a private drive which serves one other neighbouring home. The property boasts elegant rooms, all of which are of a good size and would comfortably house even the larger of families. At ground floor level there is a grand central Reception Hall with a modern fitted Cloakroom/WC off, a large Living Room is to front of the property, a Sitting Room is to the rear with views of the garden, the formal Dining Room has French Doors opening to a patio, a high spec Kitchen is fitted with a host of integrated appliances and leads to a separate Utility Room. At first floor level there are two separate landings allowing access to the five excellent Bedrooms and house Bathroom. The two main Bedrooms both boast En-Suite facilities. A particular feature of the property is the stunning master suite which incorporates a large Bedroom with extensive fitted furniture, Dressing Room and large luxurious En-Suite. The 5th Bedroom is fitted as a study with a hidden fold-away double bed.

The property is approached across a private driveway with two sets of automated wrought iron gates giving access to the enclosed bricksett forecourt providing multiple vehicular parking and access to the integral double garage and a further large single garage. There is a paved and walled area to the south and north elevations of the property and the garden extends to the west with large lawn, patio, walled boundary.

LOCATION

Heads Lane is one of the most sought after locations in the area, this property is nestled amongst other fine period and modern properties along an established street. 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.

ACCOMMODATION

The spacious accommodation is arranged over two floors and comprises:

GROUND FLOOR

RECEPTION HALL

This impressive Reception Hall offers a grand welcoming to the property with beautiful staircase having turned balustrades leading to the first floor, Amtico flooring and decorative coving, a useful understair storage cupboard and further large storage cupboard. Cloakroom/WC off:

CLOAKROOM/WC

A modern suite has been installed which includes low level WC and wash hand basin with marble-style wall tiling

LIVING ROOM 21' x 12'10 (6.40m x 3.91m)

Featuring a beautiful carved stone-effect fireplace with inset living-flame gas fire, deep bay window to front elevation, decorative coving and ceiling roses, double hardwood doors panelled glass allowing access from the reception hall

SITTING ROOM 14'5 x 12'1 (4.39m x 3.68m)

With continuation of the Amtico flooring, decorative coving and double hardwood doors panelled glass, window to rear elevation allows views to the rear garden

DINING ROOM 16'9 x 11'10 (5.11m x 3.61m)

With continuation of the Amtico flooring, French Doors to rear elevation opening to patio, decorative coving and ceiling rose

BREAKFAST KITCHEN 10' x 16'4 (3.05m x 4.98m)

Fitted with a comprehensive range of high quality wall and base units mounted with complementary Corian work surfaces, inset twin bowl sink unit with mixer tap, a host of integrated appliances including single oven and microwave grill, four-ring induction hob with chimney-style stainless steel and glass extractor hood over, fridge and freezer plus additional fridge, dishwasher, marble-effect tiled splashbacks, tiled flooring, concealed under-lighting and recessed ceiling spotlights, breakfast bar area, kickboard heater and two windows to rear elevation. Access to:

UTILITY ROOM 5'3 x 12'6 (1.60m x 3.81m)

Fitted with a matching range of wall and base units with Corian work surfaces, stainless steel sink unit and drainer, marble-effect tiled splashbacks, integrated freezer unit, space and plumbing for automatic washing machine, space for tumble dryer, built in storage cupboard,

tiled flooring, external access door to side elevation and internal door leading to double garage

FIRST FLOOR

LANDING

A split level landing with access to:

MASTER BEDROOM SUITE 19'3 x 15'1 (5.87m x 4.60m)

A stunning suite which is comprehensively fitted with a range of high quality bedroom furniture incorporating wardrobes, drawers, matching bedside tables and headboard, decorative coving, ceiling rose and window to front elevation.

An archway from the Bedroom leads to:

DRESSING ROOM 14'4 x 9'1 (4.37m x 2.77m)

Comprehensively fitted with matching wardrobes, cabinets and dressing table with large illuminated mirror, recessed ceiling spotlights, window to rear elevation and access to:

EN-SUITE 10'2 into shower x 9' (3.10m into shower x 2.74m)

A luxurious En-Suite facility which comprehensive fitted to include a large double shower cubicle with retractable seats, concealed flush WC housed within a range of fitted cabinets and twin vanity wash basins, large vanity mirror with overhead spotlights, marble effect tiling to walls, ceramic tiled floor, chrome heated towel rail and window to rear elevation

BEDROOM 2 12'10 X 12'10 (3.91m X 3.91m)

With a range of fitted bedroom furniture including wardrobes with matching drawer units and bedside tables, two windows to front elevation. Access to:

EN-SUITE 4'1 x 8'5 (1.24m x 2.57m)

Fitted facilities comprising shower cubicle, wash hand basin within vanity unit incorporating storage cabinet beneath, low level WC, marble-effect tiling to walls, ceramic tiled floor and recessed spotlights

BEDROOM 3 10'2 x 11'11 (3.10m x 3.63m)

Fitted with a range of bedroom furniture comprising wardrobes, drawers, cupboards and matching bedside tables, window to rear elevation

BEDROOM 4 10'2 x 11'9 (3.10m x 3.58m)

With window to the rear elevation

BEDROOM 5 11'1 x 11' max (3.38m x 3.35m max)

Extensive fitted with a range of quality units ideal for home office/study, comprising cupboards, drawers and desk area. A concealed pull-out double bed allows flexibility for occasional guests, window to front elevation.

HOUSE BATHROOM 8' x 5'7 + recess (2.44m x 1.70m +recess)

Fitted with a three piece suite comprising bath with shower over, vanity wash basin within fitted unit, low level WC, recessed ceiling spotlights, fully tiled walls and ceramic tiled floor

OUTSIDE

To the front of the property there is a bricksett driveway behind high brick walling and automated double wrought iron gates providing extensive off-street parking and access to both the double integral and the large single garage.

A further wrought iron gate allows pedestrian access to a paved terrace at the side of the property which is bordered by brick walling and leading to the rear of the house.

At the rear, an extensive stone terrace provides patio area leading to a large lawn and mature shrubbed borders.

GARAGES

DOUBLE GARAGE - An large integral double garage with remote-control up and over door

SINGLE GARAGE - A larger than average single garage with remote-control up and over door

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 PVC double glazed frames

COUNCIL TAX - The property lies within Band G (East Riding Of Yorkshire)

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.

VIEWING

Strictly by appointment with the sole agents

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 Licenced 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 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.

AGENT 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.

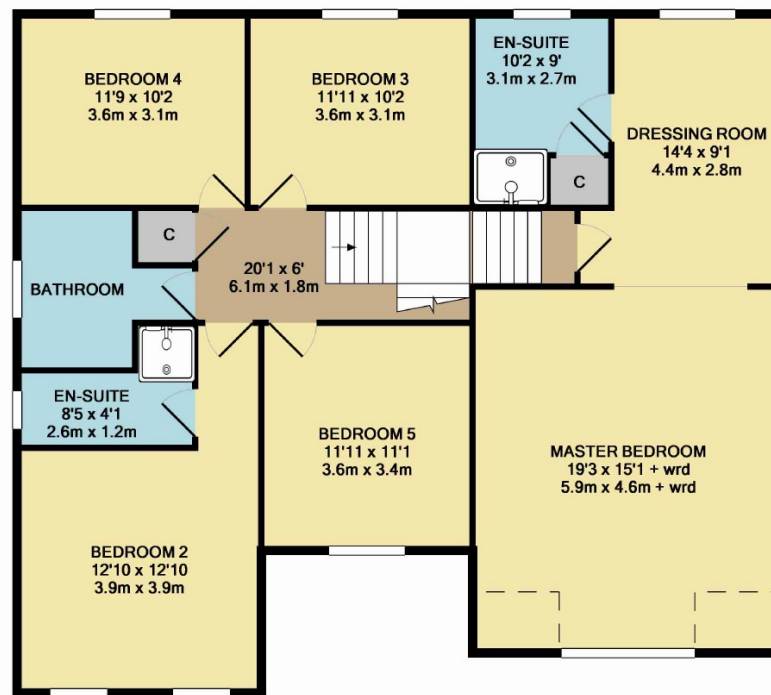
Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

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.



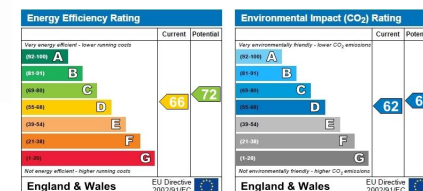


GROUND FLOOR



1ST FLOOR

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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