



4 Holly Drive, Hesse  
£335,000

**SUPERBLY APPOINTED** - This well designed spacious 4 bedroom/2 Bathroom detached Ex Show home features a fabulous Kitchen/Day Room and is prominently positioned in a popular location in Hessle, **MUST BE VIEWED!!**

### INTRODUCTION

This beautiful 4 bedroom detached Ex Show home was recently built by Linden Homes and features high quality fittings throughout. The accommodation briefly comprises: Entrance Hall, Cloakroom/WC, Living Room, fantastic Dining Kitchen with fitted appliances, Utility room, landing, 4 Bedrooms, (Master with En Suite Shower Room), Family Bathroom, landscaped Gardens, generous parking area & integral Garage.

### 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 HALL

#### CLOAKROOM/W.C.

Has white suite incorporating pedestal wash hand basin & WC.

#### LIVING ROOM 18' x 11' (5.49m x 3.35m)

With bay window and french doors leading to :

#### KITCHEN/DAY ROOM 21'10 x 11' max (6.65m x 3.35m max)

This well fitted kitchen offers a comprehensive range of white fronted floor and wall units and complimentary work surfaces; integrated appliances including stainless steel fronted electric oven, gas hob unit & chimney extractor hood, dishwasher & refrigerator/freezer; stainless steel sink unit, ceramic tiled floor. An open plan versatile Day Room Area has french doors leading out to the rear garden.

#### UTILITY ROOM 9'7 x 5'8 (2.92m x 1.73m)

With matching fitted floor unit, integrated washing machine and tumble dryer, ceramic floor.

### LANDING

#### MASTER BEDROOM 16'11 X 11'1 (5.16m X 3.38m)

Has fitted wardrobes. Leads into:

#### EN SUITE SHOWER ROOM 6'1 x 5'7 (1.85m x 1.70m)

Incorporates White suite with plumbed shower enclosure, wash hand basin & WC, heated towel warmer/radiator, ceramic tiled floor, tiled walls..

#### BEDROOM 2 13'11 x13' max (4.24m x 3.96m max)

Has fitted wardrobes

#### BEDROOM 3 12'7 x 10' (3.84m x 3.05m)

#### BEDROOM 4 12'7 x 8'1 (3.84m x 2.46m)

#### FAMILY BATHROOM 9'2 x 5'7 (2.79m x 1.70m)

With white suite incorporating panelled bath with plumbed shower unit above, shower



screen, wash hand basin, low flush WC, ceramic tiled floor, tiled walls, heated towel warmer/radiator.

### **OUTSIDE**

To the front of the property is a large block paved parking area leading to an integral single Garage with up and over door, light and power supply.

To the rear, a widening landscaped garden features a paved patio, pergola with gravelled seating area, shaped lawn and herbaceous borders.

### **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 PVCu double glazed frames.

**SECURITY** - The property has the benefit of an installed burglar alarm system.

**COUNCIL TAX** - The property lies within Band E (East Riding Of Yorkshire Council)

**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 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.

### **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.

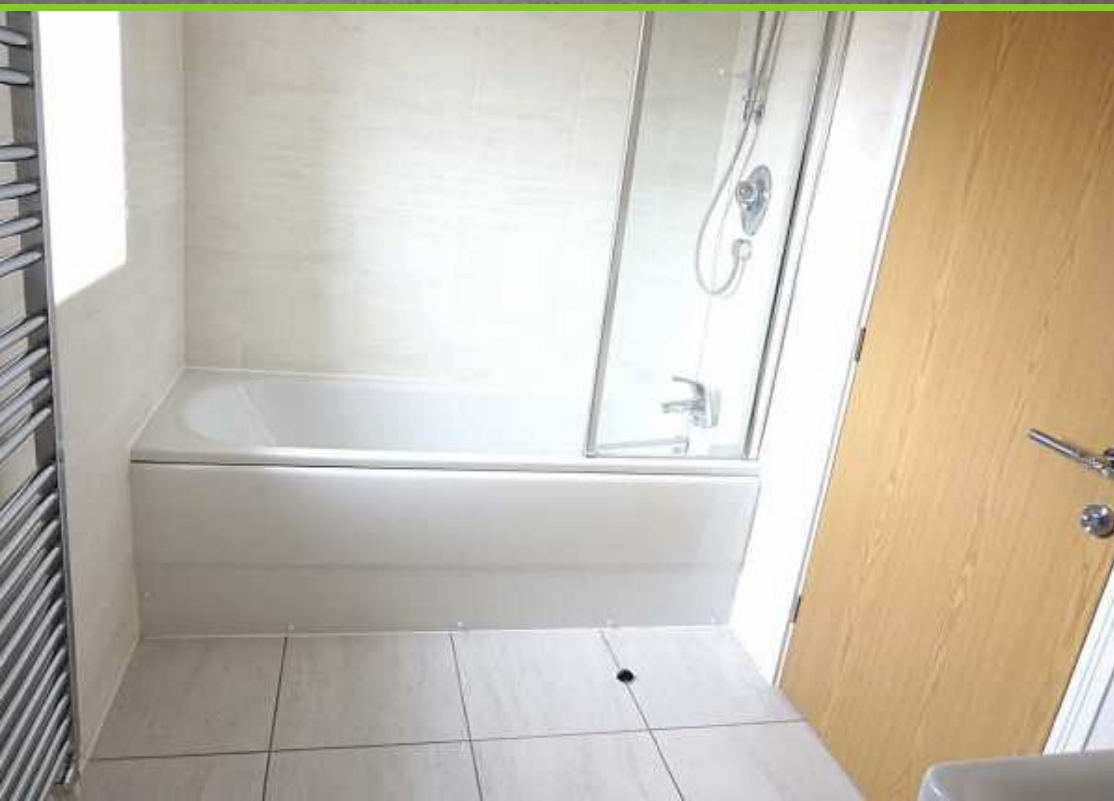
The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floor plans detailed are for identification purposes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

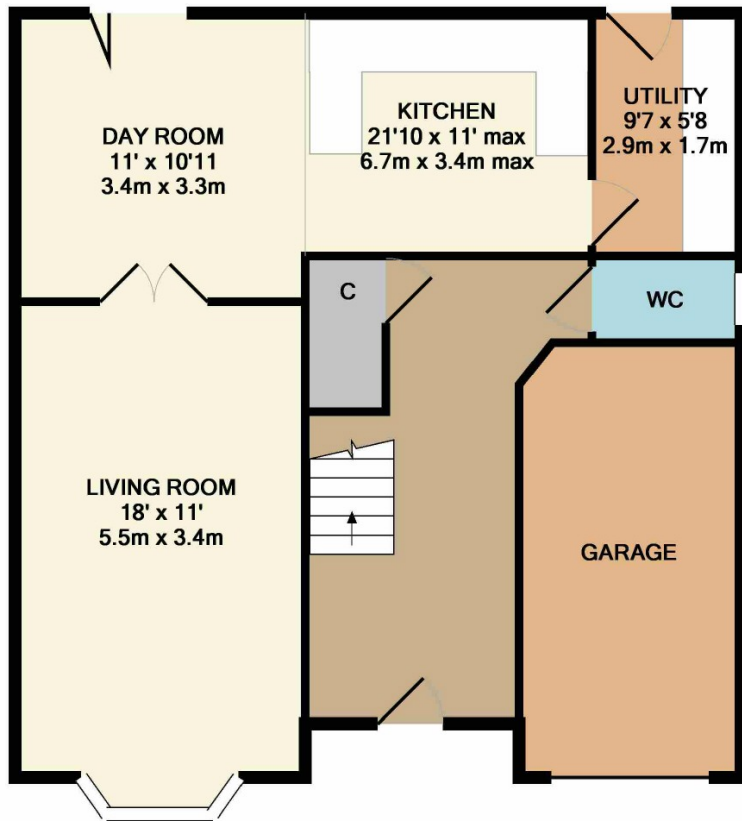
Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

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.

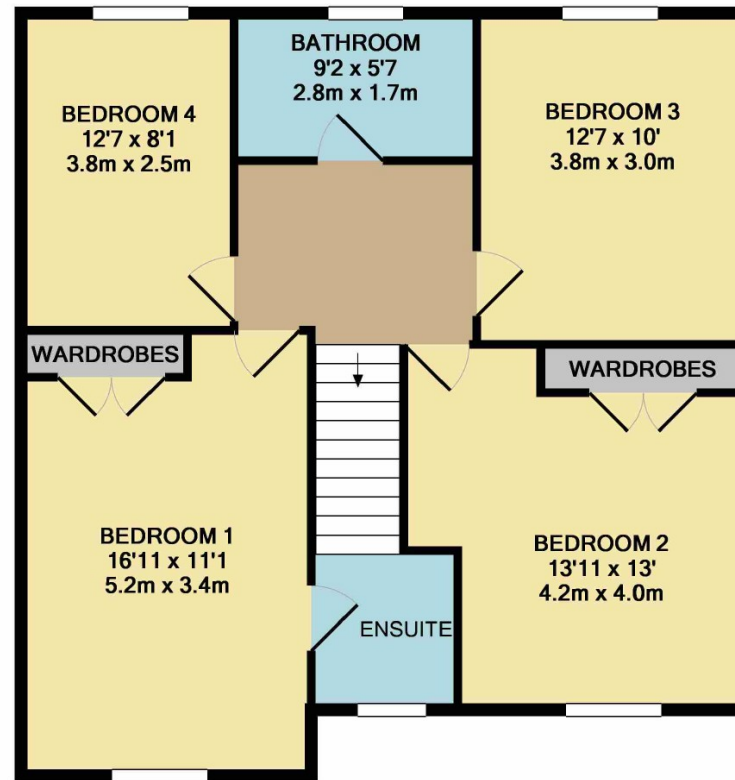








GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	84	93
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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