

**staniford**  
grays



1 Fountain Close, Hessle, HU13 0LB

£499,950





# 1 Fountain Close

Hessle, HU13 0LB

- GENEROUS MATURE PLOT
- SOUTH FACING REAR GARDEN
- 4 DOUBLE BEDROOMS
- WORKSHOP AND FURTHER OFF STREET PARKING
- VIEWING ADVISED
- PRIVATE CUL-DE-SAC POSITION
- MODERNISED AND EXTENDED INTERIOR
- THREE BATHROOMS + W.C.
- NO ONWARD CHAIN
- DOUBLE DRIVEWAY AND GARAGE

GENEROUS AND PRIVATE PLOT ALL WITHIN A MATURE CUL-DE-SAC SETTING.

Enjoying a prominent corner position off Little Heads Lane in Hessle, this spacious family home comes ideally suited for applicants looking to take advantage of all the benefits a modern home has to offer, whilst enjoying expansive gardens.

The arrangement of living space extends in excess of 1600 square feet internally to the ground floor and comprises; Reception Hallway, Cloakroom W.C, Reception Lounge, Dining Area, Rear facing Sitting Room and Sun Room. A separate Kitchen area offers potential to be knocked through with Utility Room and integral Garage access also.

To the first floor level, a central landing gives access to a Principal suite with elevated garden views, Guest Bedroom with En-Suite Shower Room and two further Double Bedrooms and House Bathroom.

The plot benefits from corner position with a double driveway and integral Garage. Private and mature South facing gardens remain enclosed throughout with good levels of screening provided.

Internal viewing highly advised to appreciate the quality of home on offer.



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## GROUND FLOOR

### RECEPTION HALLWAY

A welcoming entrance to this immaculately appointed family home, with uPVC entrance door leading to open plan reception hallway, with balustraded staircase to first floor level, access to ground floor reception spaces, oak internal doors with chrome door furniture throughout.

### CLOAKROOM / W.C

With privacy window to the front, low flush w.c, inset basin, tiling to splashbacks.

6'2" x 2'11" (1.90 x 0.89)

### OPEN PLAN RECEPTION LOUNGE / DINING AREA

#### RECEPTION LOUNGE

With a bright uPVC double glazed bay window to the front elevation, a generously appointed reception lounge being open plan to a dining area also, with central focal point provided via cast iron log burning stove and hearth with wooden sleeper over.

14'9" x 11'9" (4.51 x 3.60)

#### DINING AREA

Suitably sized to accommodate table and chairs, with potential to be used as a further reception space, with French doors leading to the sun room and being open plan to...

9'4" x 8'9" (2.85 x 2.68)

### SITTING ROOM / SNUG

With uPVC double glazed French doors to the external terrace and uPVC double glazed window also, a versatile informal reception room.

10'8" x 8'9" (3.27 x 2.68)

### SUN ROOM

Offering panoramic views over the garden, with quarter height wall and mounted uPVC double glazed units over, pitched roof, fitted blinds, Karndean flooring, radiator, access door to patio terrace.

10'7" x 7'1" (3.24 x 2.16)

### KITCHEN

With uPVC double glazed window offering rear garden outlook, fitted with a range of traditionally styled wall and base units with complementary work surfaces over, oversize hob with extractor canopy, mid-level double oven, integrated dishwasher, under counter fridge, inset laminate sink and drainer with feature mixer tap, tiling to splashbacks, laminate to floor coverings, inset spotlights to ceiling.

9'3" x 10'11" (2.83 x 3.35)

### UTILITY ROOM

With uPVC double glazed door and window to rear, fitted with a range of wall and base units, inset laminate sink and drainer, space and plumbing for washing machine, additional area available for american style fridge freezer, laminate to floor covering. Access to the...

10'11" x 6'8" (3.35 x 2.05)

### INTEGRAL DOUBLE GARAGE

16'3" x 15'4" (4.96 x 4.69)

## FIRST FLOOR

### CENTRAL LANDING

Gives access to four double bedrooms, of a good size, with loft access point, deep storage cupboard.



**PRINCIPAL BEDROOM**

Of an excellent size with bright aspect via uPVC double glazed windows to both front and rear elevations, fitted drawers and sliding wardrobes to wall length. Open plan to...

16'0" x 13'7" (4.89 x 4.16)

**OPEN EN SUITE SHOWER ROOM**

With contemporary feel, an open plan shower area, full tiling to splashbacks, walk-in shower cubicle with showerhead and console and folding door, inset basin with storage below, heated towel rail, spotlights to ceiling.

**BEDROOM TWO / GUEST BEDROOM**

With uPVC double glazed window to the rear outlook, sliding wardrobes to wall length, of double bedrooms proportions. Access to...

11'8" x 9'0" (3.57 x 2.76)

**EN SUITE BATHROOM**

With concealed cistern low flush w.c, inset basin to vanity unit, curved bath with feature tap, contemporary tiling with border detailing, uPVC privacy window.

7'2" x 5'2" (2.19 x 1.58)

**BEDROOM THREE**

With uPVC double glazed window to front outlook and of double bedroom proportions.

10'5" x 10'6" (3.18 x 3.22)

**BEDROOM FOUR**

With uPVC double glazed window to front outlook and of double bedroom proportions.

10'5" x 8'5" (3.18 x 2.57)

**HOUSE BATHROOM**

Smartly appointed throughout in a contemporary style, with three piece suite comprising of low flush w.c, inset basin to vanity unit, panelled bath with chrome fitted tap and showerhead, contemporary tiling with border inlay, storage recess to alternate room length, inset spotlights to ceiling, heated towel rail, uPVC privacy window.

6'10" x 5'7" (2.09 x 1.71)

**EXTERNAL**

Fountain Close itself offers a number of executive style detached family homes upon mature plots, offering a peaceful established parkland cul-de sac setting.

The subject dwelling benefits from a corner plot position as you enter Fountain Close and consequently boasts a broad frontage, with brick set driveway leading to the integral double garage. A laid to lawn grass section features to the front boundary, with high fencing to the front, side and rear. Alternative access is offered from Jenny Brough Lane via double gates suitable for additional parking or commercial vehicles or campervan, in turn leading to a workshop and store with full power and lighting.

To the gated rear an immaculate and expansive South facing garden features, with patio terrace extending from the building footprint, laid to lawn grass section with feature planting and shrubbery to edges, mature trees offer an idyllic setting with complete plot privacy and seclusion, additional shed area, concealed bin store, external tap, power sockets and lights. Given the generous size and setting comes advised for further inspection.

**FIXTURES AND FITTINGS**

Various quality fixtures and fittings may be available by separate negotiation.

**SERVICES**

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'F'.

**TENURE**

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

**VIEWING**

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 631133

E-mail: swansales@stanifords.com

**WEBSITES**

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

**MORTGAGE CLAUSE**

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire  
At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

**PROPERTY PARTICULARS-DISCLAIMER**

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

**MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

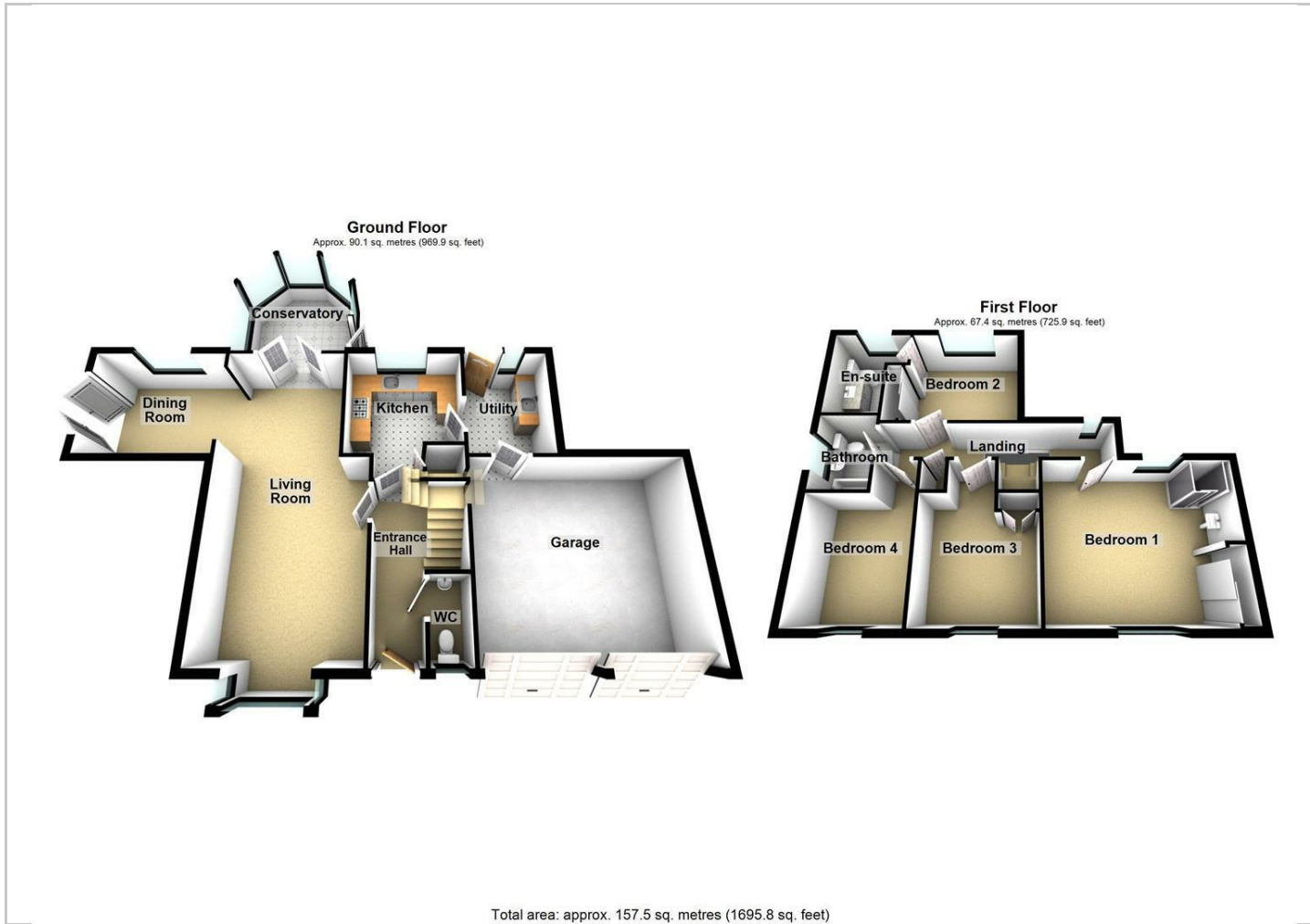
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

**FEES**

The agent confirms that vendors and prospective purchasers may 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. For full details please contact the selling agent.



## Floor Plans



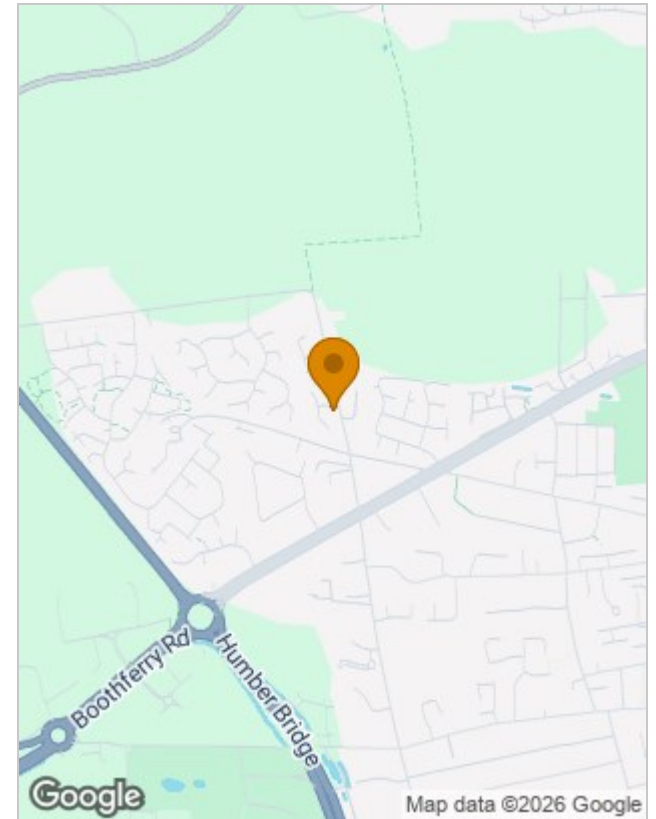
## Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

