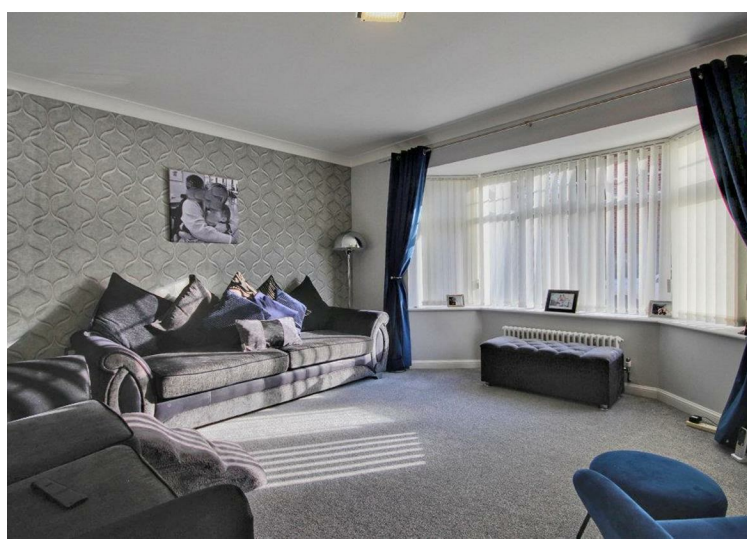


**QUICK & CLARKE**  
The Property Specialists

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**40 St. Marys Close, Hessle HU13 0HJ**  
**£340,000**

- Head of cul-de-sac position
- Detached family home
- In excess of 1,400 square feet
- Five bedrooms
- Three bathrooms
- Two reception rooms
- Driveway and double garage
- Well tended gardens
- Viewing a must
- EPC - awaited

Enjoying a prime head of cul-de-sac position, we are delighted to offer to the market this exceptionally well presented detached family home.

The stylish modern accommodation enjoys over 1,400 square feet of living space with welcoming entrance hallway, downstairs WC, lounge, dining room, modern fitted kitchen with built-in and integrated appliances and utility room. To the first floor the principal bedroom has a newly fitted en-suite shower room, three further bedrooms, modern house bathroom and to the second floor is the guest bedroom with en-suite. The gardens encase the property and there is a private driveway providing off street parking and leading to the double garage.

Simply ready to move in and enjoy living in what is not only a great area, ideal for commutability, but also a truly superb family home.

#### LOCATION

St Marys Close is located off Hessle Foreshore. Having breathtaking views of the River Humber and the Humber Bridge, the property is located on this small executive development in an elevated corner plot.

Ideally placed for accessibility into Hessle which offers a range of facilities including excellent local shops, schooling and leisure amenities. Only 5 miles west of the city centre of Hull and ideal for those wanting to commute via the motorway network or the iconic Humber Bridge leading to North Lincolnshire and Humberside Airport.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALLWAY

A door with glazed inserts leads into the entrance hallway, having staircase leading to the first floor accommodation and understairs storage cupboard. Recessed shelving alcove with glass shelves. Wood laminate flooring.

##### WC

uPVC double glazed window to the front elevation, two piece suite in white enjoys low level WC and pedestal wash hand basin.

##### LOUNGE

14'5 x 12'4 (4.39m x 3.76m)  
uPVC double glazed walk-in bay window to the front elevation and TV aerial point.

##### DINING / DAY ROOM

12'1 max x 8'4 (3.68m max x 2.54m)  
uPVC double glazed French doors with side windows opening out into the rear garden. A versatile room which could be used as a dining room or indeed an office if working from home.

##### KITCHEN

13'7 x 9'6 (4.14m x 2.90m)  
uPVC double glazed window to the rear elevation. An extensive range of ivory shaker style base and wall units with worksurfaces and splashbacks, under unit lighting. Sink unit with drainer. Gas hob, chimney extractor and with electric oven, integrated dishwasher and integrated fridge freezer. Breakfast Bar.

##### UTILITY ROOM

uPVC double glazed window to the side elevation and door to garden. Space and plumbing for washing machine, space for tumble dryer and gas central heating boiler.

##### FIRST FLOOR

##### LANDING

Fixed staircase leading to the second floor accommodation.

##### BEDROOM 1

14'5 max x 9'11 (4.39m max x 3.02m)  
uPVC double glazed window to the front elevation and TV aerial point. Modern sliding mirror front wardrobes provide hanging and storage facilities.

##### EN-SUITE

uPVC double glazed window to the side elevation. Newly fitted en-suite which has wash hand basin set in vanity, low level WC and independent shower cubicle. Modern tiling and extractor.

##### BEDROOM 2

9'10 max x 8'1 max (3.00m max x 2.46m max)  
uPVC double glazed window to the rear elevation. Modern fitted sliderobes provide hanging and storage facilities.

##### BEDROOM 3

9'9 x 6'10 plus doorwell (2.97m x 2.08m plus doorwell)  
uPVC double glazed window to the rear elevation.

##### BEDROOM 4

9' x 7'9 (2.74m x 2.36m)  
uPVC double glazed window to the front elevation.

##### BATHROOM

uPVC double glazed window to the rear elevation. Three piece suite in white enjoys panelled bath, wash hand basin and low level WC. Modern tiling to wet areas.

##### SECOND FLOOR

##### GUEST BEDROOM /BEDROOM 5

22' max x 14'1 max (6.71m max x 4.29m max)  
Being of an L-shape with two uPVC double glazed windows to the rear elevation.

##### EN-SUITE

Modern three piece suite in white enjoys low level WC, wash hand basin set in vanity unit and panelled bath. Tiled to wet areas and extractor.

##### EXTERNAL

There is gated entry into the rear garden. To the side of the property is an extensive patio area providing great outdoor space for family entertainment. The rear garden is predominantly laid to lawn with elevated planted areas. There is also a superb view of the Humber Bridge. In addition to the garden the property owns extra land beyond the fence line which could be landscaped by the new owners.

To the front of the property is a private driveway which provides off street parking and leads to the double garage.

##### DOUBLE GARAGE

Up & over doors, power and light.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### DOUBLE GLAZING

The property benefits from uPVC double glazing.

##### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

##### COUNCIL TAX

The Council Tax Band for this property is Band E.

##### VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you. Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

##### EPC RATING

For full details of the EPC rating of this property please contact our office.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.