



**5 Southfield, Hesse HU13 0EL**  
**Offers Over £490,000**

- No onward chain
- Great flexibility of layout
- Bespoke architecturally designed property
- Requires some modernisation
- Approaching 1,400 square feet internally
- Large garden office/hobby room with air conditioning
- Sought after location
- Huge potential
- Council Tax Band: E
- EPC Rating D

Enjoying a superb plot, within this highly regarded residential area, we are delighted to present to the market this spacious, versatile detached true Bungalow. The property was uniquely designed and built as the Architect's own residence and offers more than 1300 square feet of accommodation.

Designed with a minimalist, geometric design and detailing an abundance of 1970's distinctive architectural elements both internally and externally, the property offers the potential to extend (subject to planning) and/or modernise to embrace modern living.

The property boasts an open plan feel to the main accommodation with Entrance, Lounge, Dining and modern oak Kitchen which has a host of integral appliances. There are three/four Bedrooms (one of which has been used as a study, enjoying undisturbed views over the rear garden), and four-piece Bathroom with additional cloaks.

The driveway provides envious parking for several vehicles. The gardens are superb with a variety of apple trees to the rear and providing great outdoor space to both the front and rear aspect. There is an outside workshop which would be ideal for those buyer's seeking space to work from home, gym or hobby room.

Within walking distance of the train station, the location makes it a great base for commuting and with ease of access to the A63/M62. Enjoying a good range of local amenities in the centre of Hessle but also Hull City centre with its vibrant restaurants/bar on the marina/fruit market.

This unique property is offered with the added benefit of having no onward chain and now awaits its new owners to add their own design flairs within, with so much scope on offer. Viewing is an absolute must!

#### LOCATION

The property is located on the North-Western side of Southfield in this premium location on the Western side of Hessle and close to the railway station. Southfield is approached either off Woodfield Lane (from the major road network) or from Station Road (from the centre of Hessle).

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

15'9" x 5'2" (4.80m x 1.57m)  
A timber glass panelled front door opens into a wide and welcoming entrance hall with further glass paneled door to the rear garden.

##### CLOAKROOM

Two piece sanitary suite comprising low level w.c. and vanity hand wash basin, heated towel rail and high level window to the front elevation.

##### INNER HALLWAY

19'10" x 4'7" (6.05m x 1.40m)  
Open plan into the living room and with a number of built-in cupboards which includes a large cloak cupboard, further airing cupboard and boiler cupboard for the hot air blown central heating and a further large cupboard which has access to the loft which could provide the potential of a loft conversion subject to the necessary permissions.

##### LIVING, DINING KITCHEN

25'4" x 20'9" (7.72m x 6.32m)  
A very generously sized open plan space bisected by the living room wall with inset gas living flame fire. The room has a beautiful light and bright ambience courtesy of the floor to ceiling windows to the front elevation supplemented by windows to both side elevations.

The kitchen offers a good range of wall and base storage units with oak fronts, solid granite work surfaces with matching upstand, inset double stainless steel sink, four ring Neff electric hob, integrated Neff oven and Miele microwave, space and plumbing for washing machine and tumble dryer, integrated fridge freezer, porcelain tiled floor and door to the side of the property.

##### BEDROOM 1

14'8" x 13'8" (4.47m x 4.17m)  
Two sets of built-in wardrobes, hand wash basin and window to the rear elevation.

##### BEDROOM 2

10'7" x 11'1" (3.23m x 3.38m)  
Window to the side elevation, hand wash basin and built-in wardrobe.

##### BEDROOM 3

8'10" x 8'9" (2.69m x 2.67m)  
Window to the side elevation and built-in wardrobe.

##### BEDROOM 4/STUDY

22'8" x 12'2" (6.91m x 3.71m)  
A subsequent extension to the original property which has created a large study which was used by the owner for his work purposes. Allowing great flexibility of use and with extensive fenestration to three sides, the room has a light and bright ambience. There is also an extensive range of built-in storage units.

#### BATHROOM

9'10" x 9'10" (3.00m x 3.00m)  
Four piece sanitary suite comprising low level w.c., wall hung hand wash basin, inset panelled bath with tiled surround and shower cubicle. Fully tiled walls and window to the side elevation.

#### OUTSIDE

The property is set back from Southfield with a long brick sett drive leading up to the garage. To one side there is a generous area of lawn. The garden continues down the side of the property where there is an area which could be used for the drying of clothes and with a door providing access direct from the living/dining kitchen.

The rear garden is again of a generous size as the owner purchased a further area of garden land to the rear of the original garden. Largely laid to lawn, and with a patio area, the garden has a good level of privacy courtesy of the established boundaries. A selection of superb apple trees are situated on the entrance to the lawn area.

Within the garden there is a large timber office/hobby room which has been supplied with light and power and has an air-conditioning unit and heating. There are also two exterior sheds which are attached to the house and located close to the back door.

#### SERVICES

All mains services are available or connected to the property.

#### CENTRAL HEATING

The property benefits from a hot air blow central heating system with the addition of storage heaters in the extension.

#### DOUBLE GLAZING

The property benefits from double glazing.

#### TENURE

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

#### 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 the 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

GROUND FLOOR



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.

While 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 omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, equipment and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Metropix 02025