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Matthew
Limb
MOVING HOME



5 Cooper Street, Hessle, East Yorkshire, HU13 0QR

- 📍 Semi Detached House
- 📍 Part Of Modern Development
- 📍 Two Bedrooms
- 📍 Council Tax Band C
- 📍 Rear Lounge
- 📍 Central Heating & Double Glazing
- 📍 Good Sized Driveway
- 📍 Freehold/EPC = B

£169,950

INTRODUCTION

Offered for sale with no forward chain involved is this modern two bedroom semi detached house with gardens and a good sized side drive. The accommodation has central heating, uPVC double glazing and briefly comprises an entrance hallway, kitchen, rear lounge with doors out to the garden and a downstairs W.C.. At first floor are two double bedrooms and bathroom. In all, a very attractive home of which early viewing is strongly recommended.

LOCATION

Cooper Street forms part of an attractive recent development situated off Boothferry Road, close to it's junction with Swanland Road, and within easy reach of the Humber Bridge and the A63. Hessle is a vibrant west hull town and has an array of shops and amenities located predominantly within the centre. The Weir includes cafes, restaurants, stylish cocktail bar, designer boutiques, hair salons, beauty salons, take away, delicatessen, bank and newsagents. Further amenities are located around Hessle Square including a supermarket, chemist, newsagent, bank, gift shop and health centre. Local shops include primary at Hessle All Saints Church of England and Penshurst secondary schooling is nearby at Hessle High School. Hessle also has its own mainline railway station which leads to Hull, Doncaster, Leeds, Sheffield, Manchester, Brough and London Kings Cross. Convenient access can be gained to the iconic Humber Bridge and the A63 leading into Hull City Centre to the east and the national motorway network to the west.

ACCOMMODATION

Residential entrance door to

ENTRANCE HALLWAY

With stairs to first floor of

KITCHEN

10'5" x 5'8" approx (3.18m x 1.73m approx)

Having a range of fitted base and wall mounted units with work surfaces, one and a half sink and drainer, integrated oven, hob and hood above. Window to front elevation.

LOUNGE

11'9" x 12'9" approx (3.58m x 3.89m approx)

With window and double doors leading out to the rear garden.

FIRST FLOOR

LANDING

BEDROOM 1

11'10" x 11'3" approx (3.61m x 3.43m approx)

Window to rear elevation.

BEDROOM 2

11'10" x 7'6" approx (3.61m x 2.29m approx)

Window to front elevation.

BATHROOM

With suite comprising low level W.C., wash hand basin and panel bath with shower over and screen, tiled surround, heated towel rail.

OUTSIDE

A lawned garden extends to the front. A good sized side drive provides multi vehicle parking. To the rear, lies a paved patio with lawn beyond.

TENURE

Freehold.

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

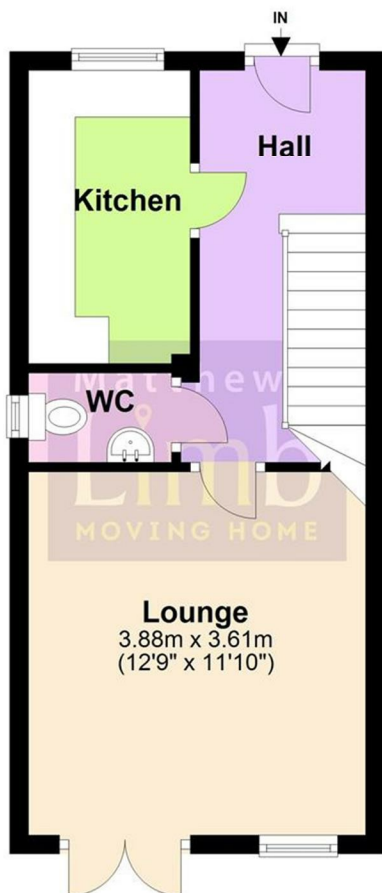
VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



Ground Floor

Approx. 29.6 sq. metres (318.2 sq. feet)




First Floor

Approx. 29.6 sq. metres (318.2 sq. feet)



Total area: approx. 59.1 sq. metres (636.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	