

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



6 Penshurst Avenue, Hessle, East Yorkshire, HU13 9EL

- 📍 3 Bedrooms
- 📍 Recently Modernised
- 📍 Convenient Location
- 📍 Council Tax Band = B
- 📍 Terraced House
- 📍 Contemporary Kitchen
- 📍 Good Sized Garden
- 📍 Freehold/EPC = E

£175,000

INTRODUCTION

This three bedroom terraced house on Penshurst Avenue has been thoughtfully modernised by its current owners and is wonderfully presented throughout. With an additional loft room on the second floor, a large garden and a contemporary feel, the property offers generous proportions and is perfectly suited to growing families, investors or first time buyers alike.

The accommodation briefly comprises an open plan lounge/dining space and contemporary kitchen on the ground floor, three bedrooms and a bathroom on the first floor and stairs leading to an additional loft room of good size on the second floor. The property also benefits from gas central heating and double glazing throughout. Outside, a door from the kitchen opens onto a large area of raised decking. This is followed by lawn and paved path to an additional decked area at the far end of the garden, ideally placed to catch evening sun. There is a side passage which connects the front and rear, with the front of the property presenting gravel with a paved path leading to the entrance. On-street parking is available.

Situated in a great location near to village amenities, schooling and transport links, the property leaves little to be desired. Viewing is highly recommended!

LOCATION

The property is located on the east side of Penshurst Avenue, close to the junction with Richmond Road and Seaton Road in Hessle. Hessle is a vibrant and historic small town situated on the north bank of the Humber, famed for the iconic Humber Bridge. It offers an exceptional quality of life, celebrated for its unique character, bustling town square and parades together with the picturesque Hessle Foreshore. This close-knit community atmosphere blends perfectly with the array of amenities making this an ideal place to live.

The heart of the town, centred around "The Weir" and the Square, is home to an eclectic mix of independent boutiques, popular cafés, and traditional pubs together with many well-known brands/names. For broader shopping needs, the nearby Sainsbury's superstore and retail parks are easily accessible, while the Country Park and Foreshore are a perfect place for walking, cycling, and leisure.

The town is served by well-regarded primary schools, including Hessle All Saints and Penshurst Primary. Hessle High School and Sixth Form College offers secondary education while the proximity to independent schools such as Tranby School and Hymers College ensure diverse educational opportunities for all ages.

Hessle provides superb regional connectivity, acting as a primary gateway for the region. The town features its own railway station with frequent services to Hull, Doncaster, and Sheffield, as well as easy connections to London. Strategically located along the A63, it offers immediate access to Hull and the M62 corridor, while the Humber Bridge provides a direct link to North Lincolnshire and beyond including Humberside Airport.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 5 miles
- Beverley (Historic Market Town): Approx. 9 miles
- York: Approx. 38 miles
- Leeds: Approx. 55 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

Stairs to first floor and four-panel shaker glazed door opening into lounge.

LOUNGE/DINING ROOM

Open-plan space with a lounge area comprising bay window and window seat to front and electric fireplace in central media unit. There is an opening to the dining area with understairs storage cupboard to the corner and double doors opening into the kitchen.



ALTERNATE VIEW



KITCHEN

With a tiled floor, this generously sized kitchen presents contemporary fitted units and worksurfaces throughout, a four-ring electric hob with filter unit above, integrated oven and microwave and a sink & drainer beneath window to the rear elevation. There is space for a fridge-freezer, plumbing for a washing machine, additional window to the side and a door opening out to the decked area at the rear of the property.



FIRST FLOOR

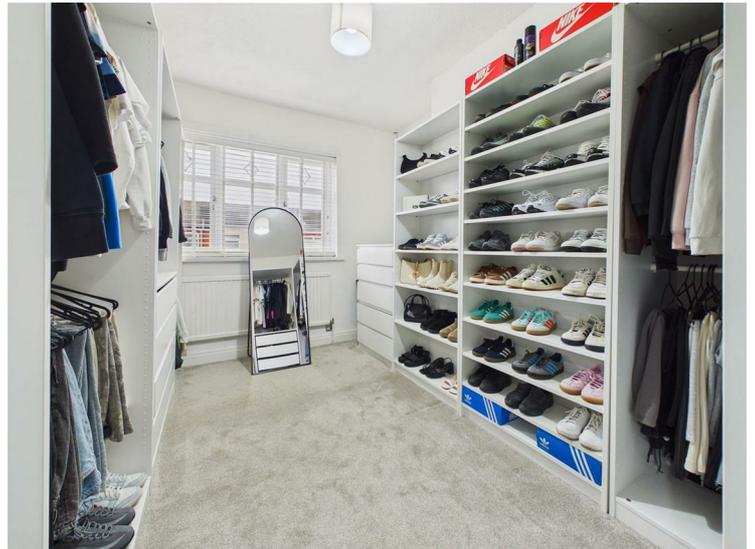
LANDING

Glass-panelled banister and stairs to second floor/loft room.



BEDROOM 1

Window to front elevation.



BEDROOM 2

Fitted shelving and window to the rear elevation.



BEDROOM 3

Window to the front elevation and walk-in wardrobe/cupboard to corner.



BATHROOM

Fully tiled throughout, comprising bath with shower screen and fitting, low-flush W.C. and wash-hand basin beneath window to the rear elevation.



SECOND FLOOR

LOFT SPACE

Comprising Velux window to the rear elevation and additional storage space behind stairs.



OUTSIDE

A door from the kitchen opens out to a large area of decking. This is followed by lawn and paved path to an additional decked area at the far end of the garden, ideally placed to catch evening sun. There is a side passage which connects the front and rear areas outside, with the front of the property presenting well-presented gravel with a paved path leading to the entrance. On-street parking is available.



FAR DECKED AREA



REAR VIEW



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of double glazing.

TENURE

Freehold

COUNCIL TAX BAND

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

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

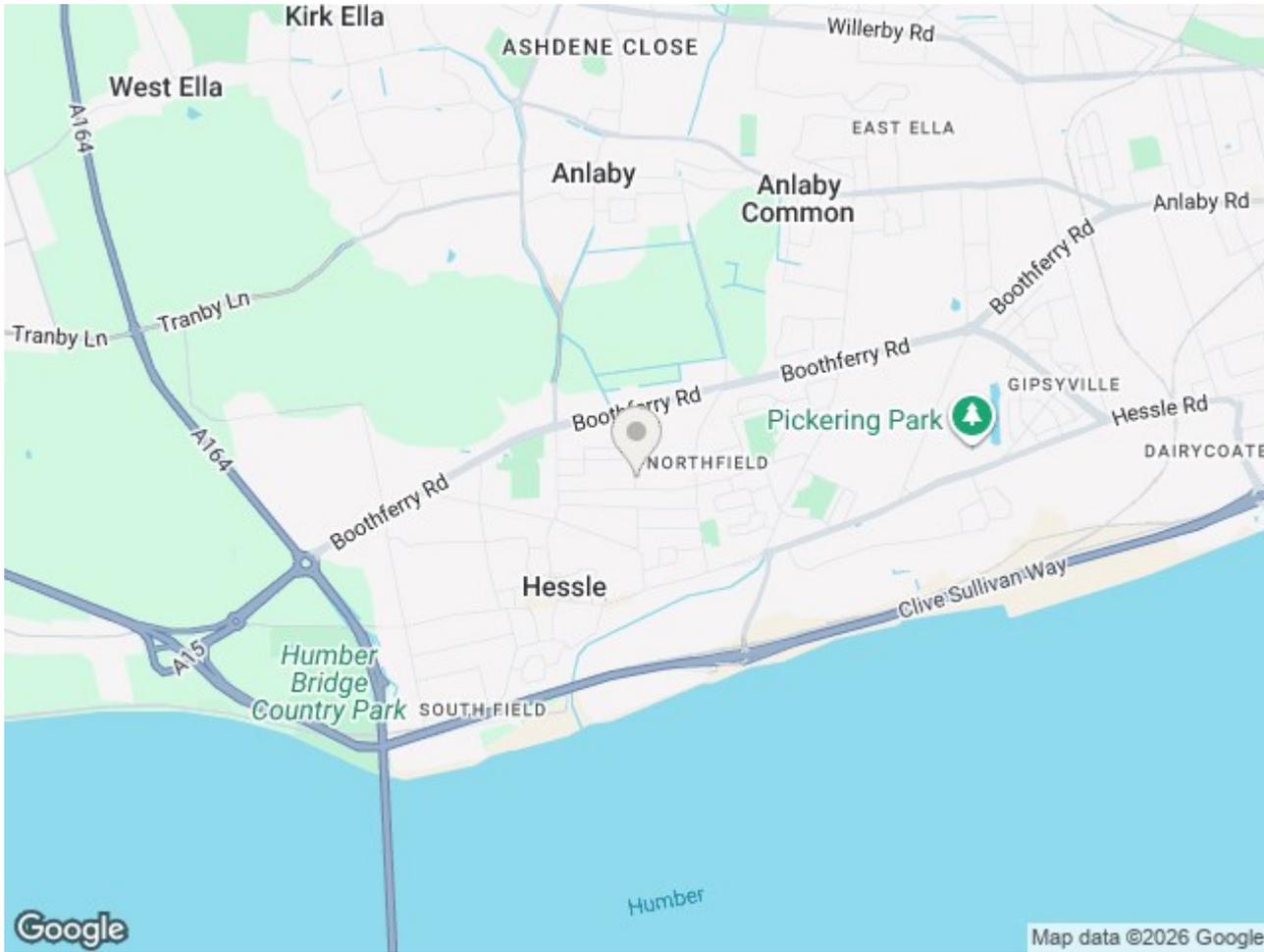
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

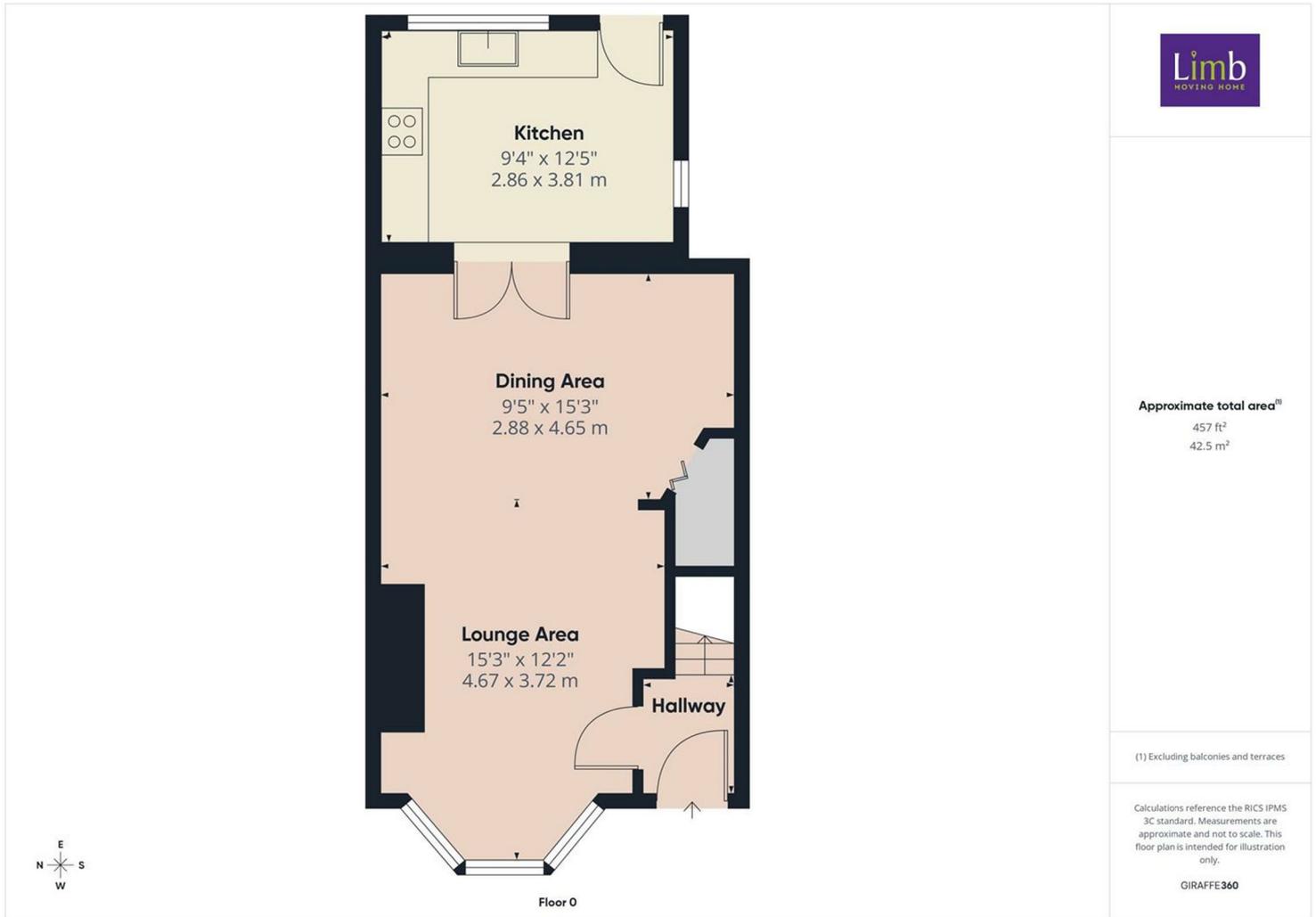
PHOTOGRAPH DISCLAIMER

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. AI may have also been used to enhance photography.

PROPERTY TO SELL?

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.







Loft Space
8'2" x 17'0"
2.51 x 5.20 m

Floor 2

Approximate total area⁽¹⁾
116 ft²
10.8 m²

Reduced headroom
65 ft²
6 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	