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Limb
MOVING HOME



41 Prestongate, Hessle, East Yorkshire, HU13 0RD

- 📍 Town Centre Location
- 📍 Renovation Opportunity
- 📍 Three Bedrooms
- 📍 Council Tax Band = C
- 📍 Two Reception Rooms
- 📍 Garden & Garage
- 📍 No Onward Chain
- 📍 Freehold / EPC = D

£195,000

INTRODUCTION

Located in a prime position along Prestongate, in the vibrant centre of Hessle, this property offers unparalleled convenience with a wealth of amenities right outside your door. This is a superb opportunity to acquire a three-bedroom home ripe for renovation, featuring an entrance hall, lounge, kitchen, sitting room, two first-floor bedrooms, a large bathroom, and a second-floor double bedroom, complemented by a rear garden and a garage accessed via a tenfoot.

LOCATION

The property stands on the south side of Prestongate within Hessle's conservation area. Prestongate is a pedestrianised area linking The Square to The Weir and the property has vehicular access rights to it and indeed enjoys off street parking facilities via the tenfoot access to the rear. Prestongate lies within the centre of Hessle and there are an excellent range of shops, amenities, restaurants, cafés and many independent traders on the doorstep. Convenient access can be gained towards Hull City Centre to the east or the Humber Bridge and the national motorway network to the west. A main bus route serves Hessle Square regularly. Rail connections are also available with the local train station at Southfield.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With staircase leading up to the first floor.

LOUNGE

12'3" x 11'9" approx (3.73m x 3.58m approx)

Single glazed sash window to the front elevation.



KITCHEN

9'8" x 9'1" approx (2.95m x 2.77m approx)
With fitted base and wall units, laminate worktops, sink and drainer, tiled splashbacks, oven and hob, fridge, freezer and dishwasher. Tiled floor, single glazed window to rear.



SITTING ROOM

16'8" x 9'1" approx (5.08m x 2.77m approx)
With log burning stove and windows to rear.



FIRST FLOOR

LANDING

Staircase to the second floor.

BEDROOM 1

14'10" x 12'4" approx (4.52m x 3.76m approx)

With feature fire surround with cast insert housing a living flame gas fire (not tested). Single glazed window to the front elevation.



BEDROOM 2

9'9" x 9'1" approx (2.97m x 2.77m approx)

Single glazed window to the rear elevation.



BATHROOM

16'7" x 9'1" approx (5.05m x 2.77m approx)

With suite comprising a bath with shower over, wash hand basin and low flush W.C. Ample storage cupboard, one cupboard housing the gas central heating boiler.



SECOND FLOOR

BEDROOM 3

13'7" x 13'4" approx (4.14m x 4.06m approx)
With Velux window to rear.



OUTSIDE

The property has the benefit of vehicular access across Prestongate which leads to the rear where there is a detached garage. The rear garden enjoys an approximately south facing aspect.



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

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.

AGENTS NOTE

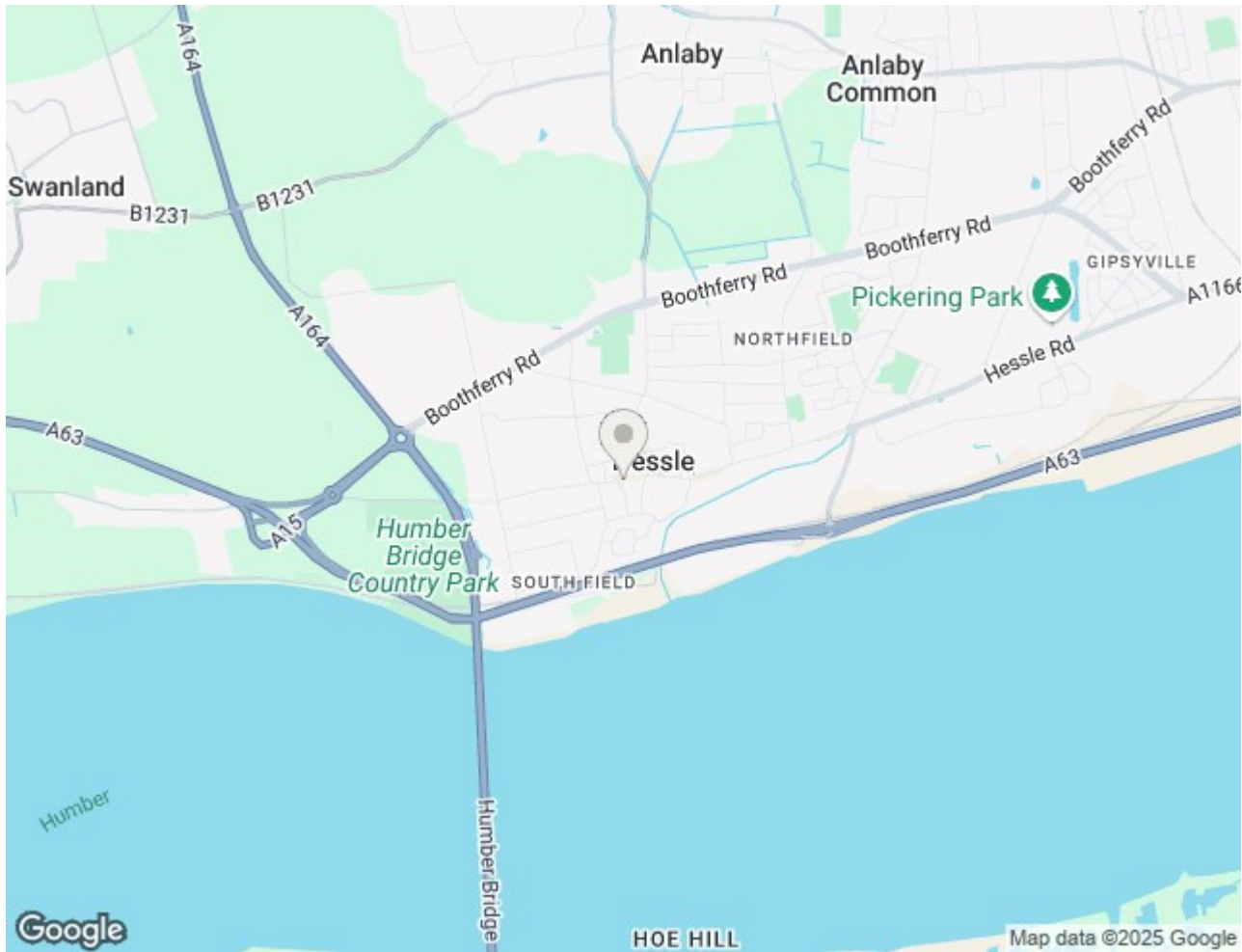
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

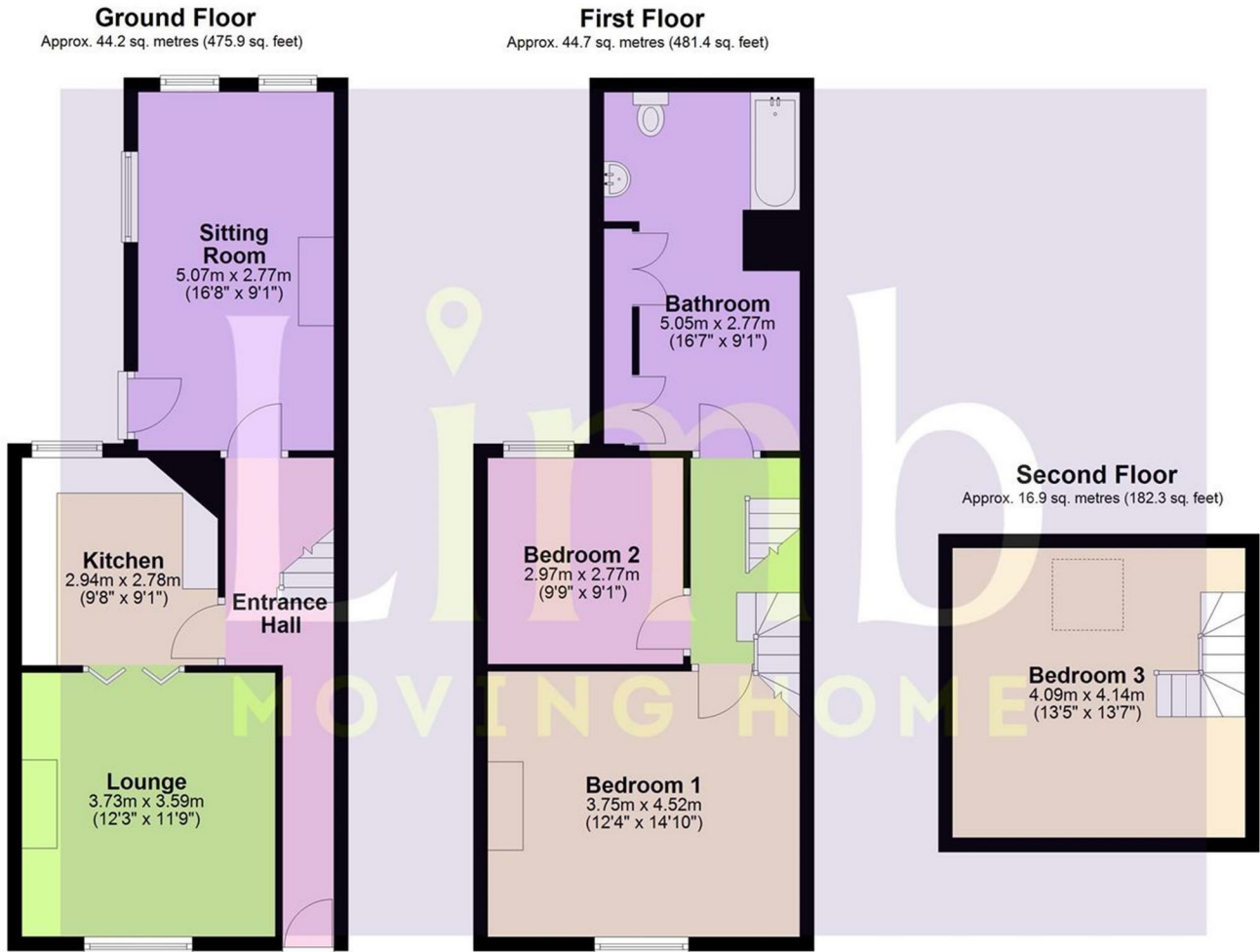
PHOTOGRAPH DISCLAIMER

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.





Total area: approx. 105.9 sq. metres (1139.6 sq. feet)
41 Prestongate, Hesse

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(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	