

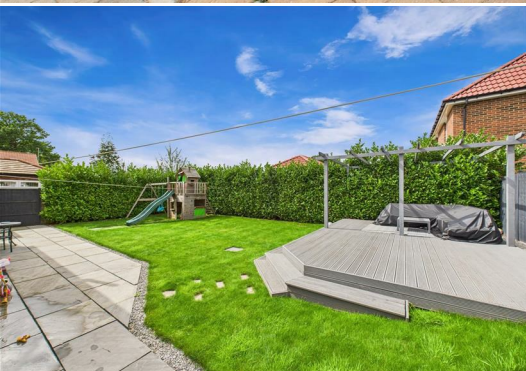
Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*3 Innes Close, Hessle, East Yorkshire, HU13 0GQ*

- 📍 Impressive Detached House
- 📍 Cul-de-Sac Position
- 📍 Four Beds/Three Baths
- 📍 Council Tax Band = F
- 📍 Three Reception Rooms
- 📍 Driveway & Double Garage
- 📍 Lovely Rear Garden
- 📍 Freehold / EPC = B

**£469,000**

## INTRODUCTION

This impressive detached house, situated on a desirable corner cul-de-sac within a modern residential development by Beal Homes, provides an exceptional range of spacious accommodation. Designed for contemporary family living, the property features three versatile reception rooms and a superb open-plan dining kitchen, creating ample communal and private areas. Comfort is assured with gas central heating and uPVC double glazing throughout. The ground floor layout includes a spacious entrance hall, a convenient cloaks/W.C., a dedicated study, a flexible play/music room, a generous lounge, and a dining kitchen with central island complemented by a separate utility room. On the upper level, there are four double bedrooms, two of which benefit from private en-suite shower rooms, alongside a well-appointed family bathroom. Externally, the front offers excellent parking provision with a double garage. Gardens extend to the rear and side, predominantly lawned, and featuring a patio area and an inviting raised deck with a pergola, perfect for outdoor relaxation and entertaining. Part Exchange Considered.

## PART EXCHANGE CONSIDERED

The seller may consider exchanging this property for your existing home if it is of a lesser value with the appropriate cash difference to be paid.

## LOCATION

Innes Close is situated off Rosner Drive which forms part of the recent "Paddocks" development by Messrs. Beal Homes. The development is accessed from Boothferry Road close to it's junction with the A15/A164 and with easy access to the Humber Bridge and 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, takeaway, delicatessen, banks and newsagents. Further amenities are located around Hessle Square including a supermarket, chemist, newsagents, bank, gift shop and health centre. Local schooling includes primary at Hessle All Saints Church of England and Hessle Penshurst and secondary schooling is at Hessle High School. Hessle has its own mainline railway station which links 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.

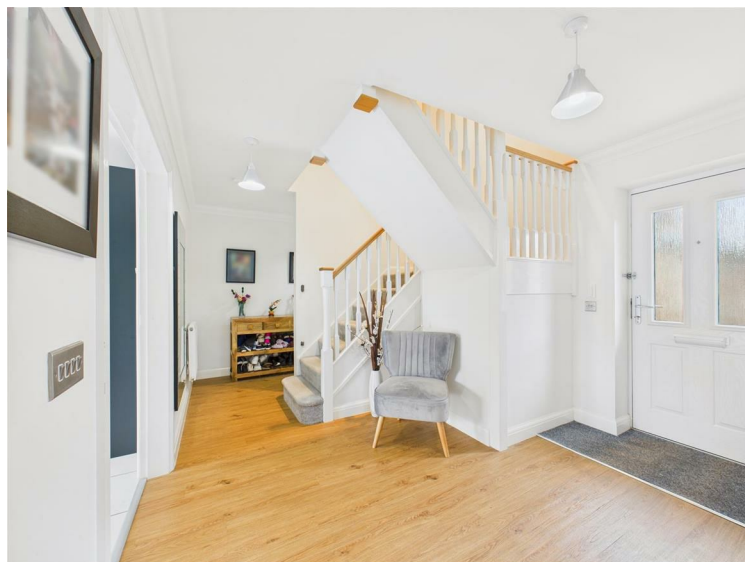
## ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

## ENTRANCE HALLWAY

Spacious and welcoming with Estilo LVT flooring and staircase leading up to the first floor.



## PLAY/MUSIC ROOM

With bay window to the front elevation and Estilo LVT flooring.



## LOUNGE

With windows to the side elevation and French doors leading out to the rear. Estilo LVT flooring.



## DINING KITCHEN

With tiled floor throughout and French doors leading out to the rear garden. The kitchen enjoys a range of stylish units with completing worktops and a central island with solid oak work top. There is an one and a half bowl sink and drainer plus integrated appliances including a double oven, induction hob with extractor above, fridge/freezer, dishwasher and wine chiller.





## UTILITY ROOM

With fitted units, inset sink, plumbing for a washing machine, space for tumble dryer, tiled floor and external access door to side.

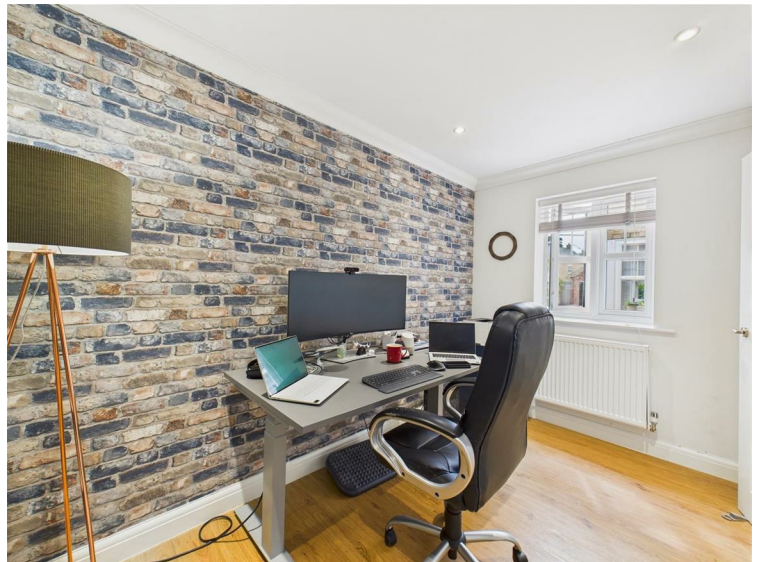
## CLOAKS/W.C.

With low flush W.C., wash hand basin, tiled floor, heated towel rail and window to side.



## STUDY

Window to the front elevation.



## FIRST FLOOR

## LANDING

With cylinder/airing cupboard.

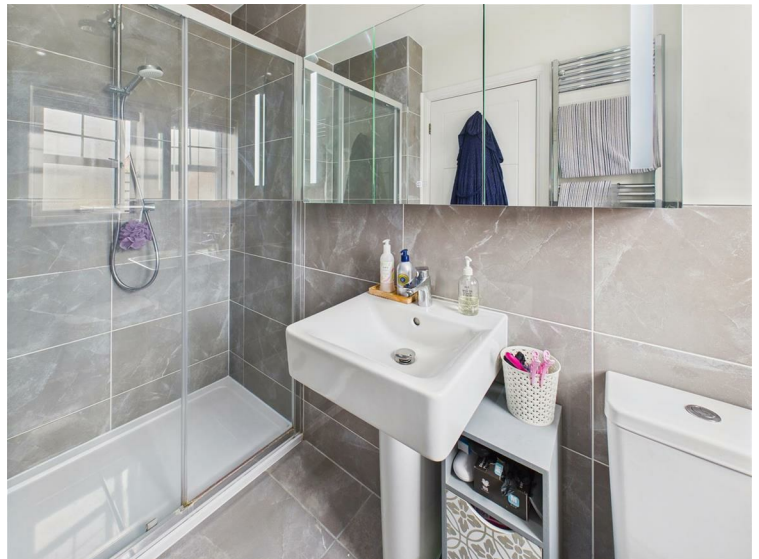
## BEDROOM 1

Spacious suite complete with fitted wardrobes. Window to the front elevation.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Heated towel rail, part tiling to walls, tiled floor, inset spot lights and window to the front elevation.



## BEDROOM 2

With fitted wardrobe and window to rear.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Heated towel rail, tiled floor, part tiled walls, inset spot lights and window to rear.



## BEDROOM 3

Window to rear.



## BEDROOM 4

Window to side.



## BATHROOM

With suite comprising a bath with shower attachment, wash hand basin and low flush W.C. Part tiling to walls, tiled floor, heated towel rail, inset spot lights and window to rear.



## OUTSIDE

Externally, the front offers excellent parking provision with a double garage. Gardens extend to the rear and side, predominantly lawned, and featuring a patio area and an inviting raised deck with a pergola, perfect for outdoor relaxation and entertaining.



## REAR VIEW



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. 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

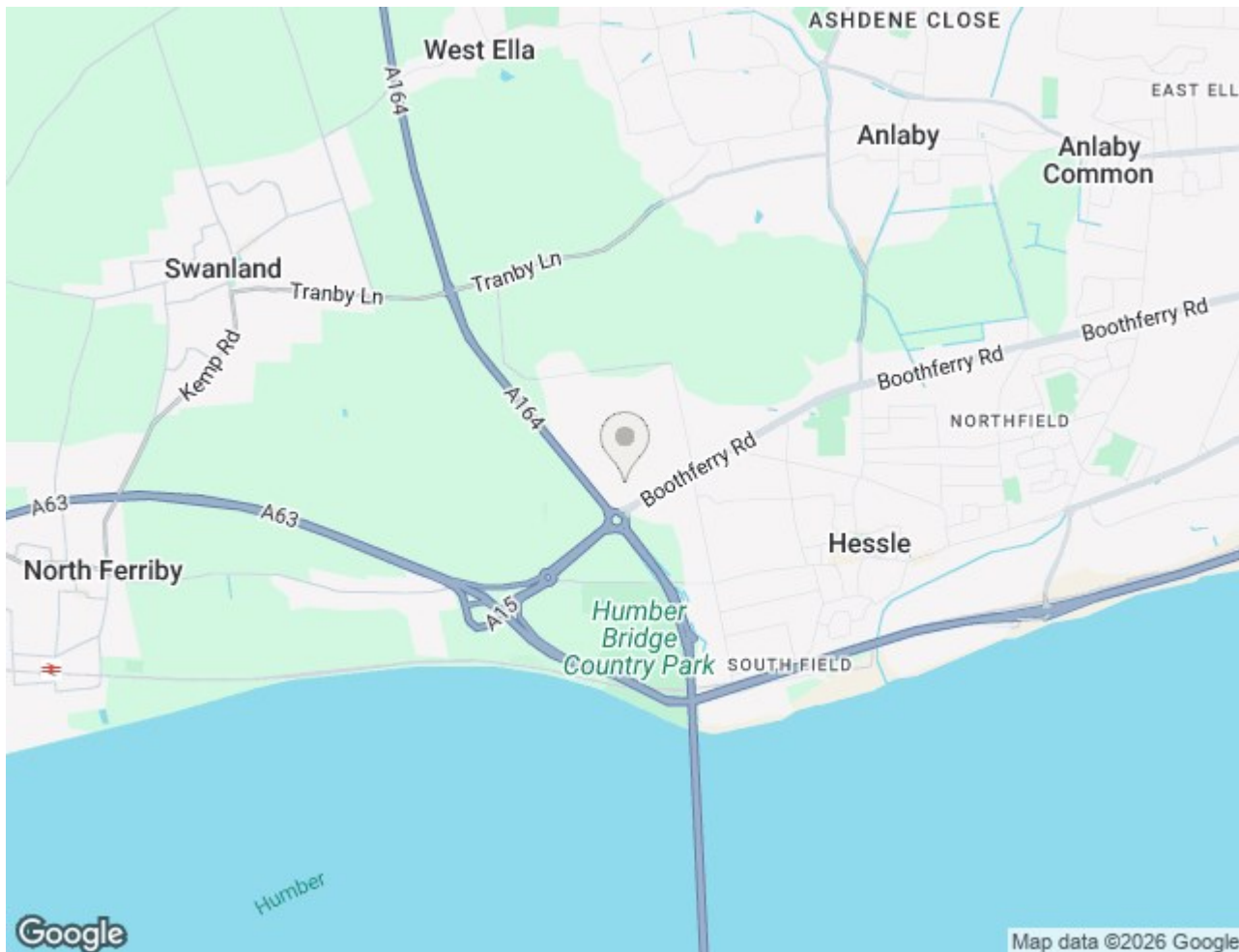
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

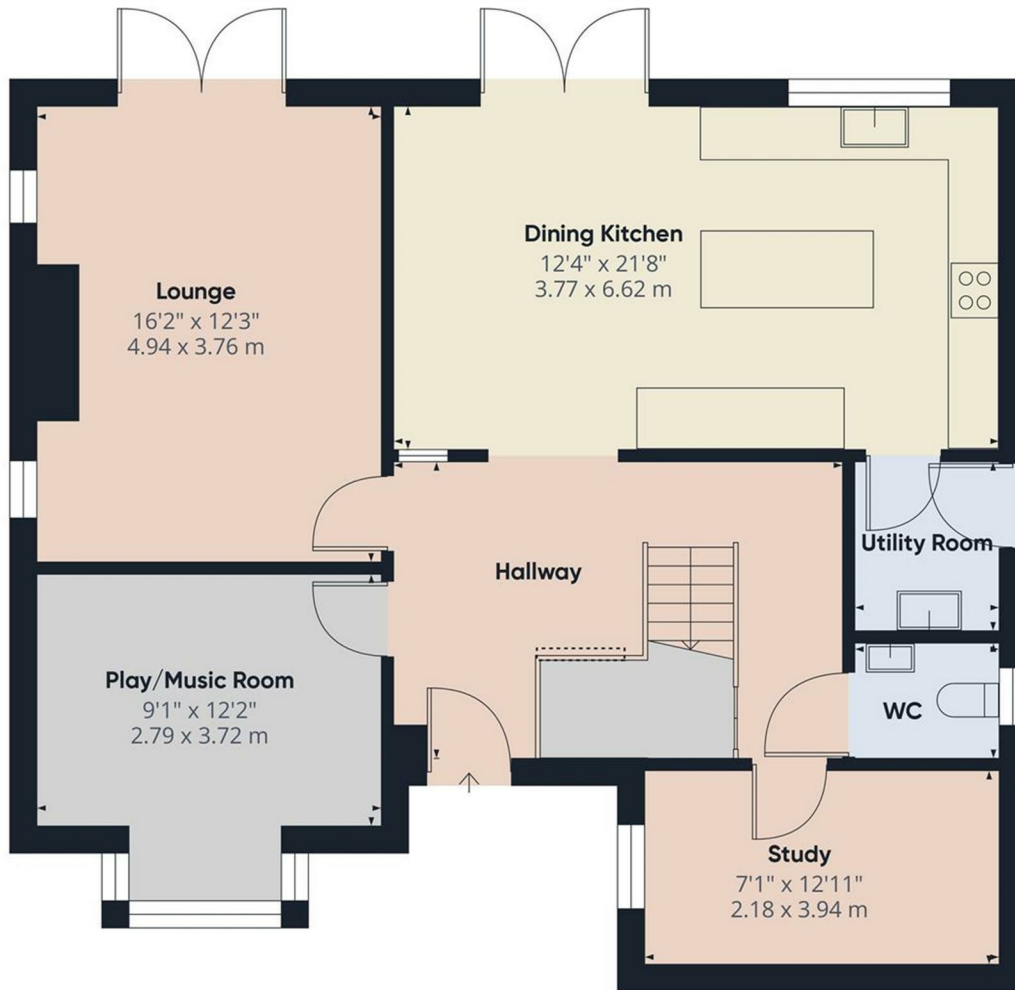
## PHOTOGRAPH DISCLAIMER

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.





Floor 0



**Approximate total area<sup>(1)</sup>**

914 ft<sup>2</sup>  
85 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

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

## Environmental Impact (CO<sub>2</sub>) Rating

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