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**Limb**  
MOVING HOME



*4 Trafalgar Close, Hessle, East Yorkshire, HU13 9PH*

- 📍 Detached Bungalow
- 📍 Cul-d-e-Sac Position
- 📍 Two Fitted Bedrooms
- 📍 Council Tax Band = B
- 📍 Modern Kitchen
- 📍 Spacious Lounge/Diner
- 📍 Garden & Parking
- 📍 Freehold / EPC = C

**£199,950**

## INTRODUCTION

Situated within this small cul-de-sac of residential properties is this modern detached bungalow. Offered for sale with no onward chain, the immaculately presented accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, spacious lounge/diner and conservatory, two bedrooms with fitted wardrobes, modern kitchen with appliances and a shower room.

To the front of the property there is parking for two cars and the rear garden enjoys a southerly aspect and is set out for easy maintenance with patio and gravel.

## LOCATION

Trafalgar Close is situated off Hull Road, Hessle, at the mini roundabout opposite Northolme Road. The vibrant town of Hessle is situated approximately 5 miles to the west of Hull City Centre on the banks of the River Humber and comprises many fine homes of distinction. A superb range of shops and amenities can be found in the bustling centre including fine restaurants, cafes, bars, boutique shops, delicatessen, supermarket, newsagents, banks, chemist, gift shops, hair/beauty salons, health centre, take aways and more. Hessle benefits from excellent road and rail links with its own railway station, regular bus service and immediate access to the Clive Sullivan dual carriageway leading into Hull or the national motorway network. The iconic Humber Bridge is situated nearby providing east access to North Lincolnshire and Humberside airport. Public and private schooling for all ages is available locally in addition to many recreational facilities.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

With tiled floor, utility cupboard with plumbing for a washing machine and housing the wall mounted gas central heating boiler. Further storage cupboard.





## LOUNGE/DINER

18'9" x 10'6" approx (5.72m x 3.20m approx)

With bay window to the front elevation. Double doors lead through to the conservatory.



## CONSERVATORY

10'3" x 9'7" approx (3.12m x 2.92m approx)

With double doors leading out to the rear garden.



## KITCHEN

11'3" x 8'3" approx (3.43m x 2.51m approx)

Having a range of modern base and wall units with contrasting worktops, sink and drainer, double oven, four ring gas hob with filter hood above, fridge/freezer and slimline dishwasher. Tiled floor, window and external access door to rear.



## BEDROOM 1

11'1" x 9'5" approx (3.38m x 2.87m approx)

With fitted wardrobes with mirrored sliding doors. Window to front.



## BEDROOM 2

11'2" x 7'7" approx (3.40m x 2.31m approx)

With fitted wardrobes and window to rear.



## SHOWER ROOM

With large shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, inset spot lights.



## LOFT SPACE

The loft is partially boarded and accessed via a hatch with fitted ladder. Idea for additional storage.

## OUTSIDE

To the front of the property there is parking for two cars and the rear garden enjoys a southerly aspect and is set out for easy maintenance with patio and gravel.



## TENURE

Freehold

## MATERIAL INFORMATION

Please note that we understand that the access road is not adopted and there is no Section 38 agreement in place. There are rights of access detailed in the original conveyancing documents. Any buyer would need to take solicitors advice with regards to this.

## 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

Carpets and flooring are included. Fixtures and fittings other than those specified in this brochure, such as 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

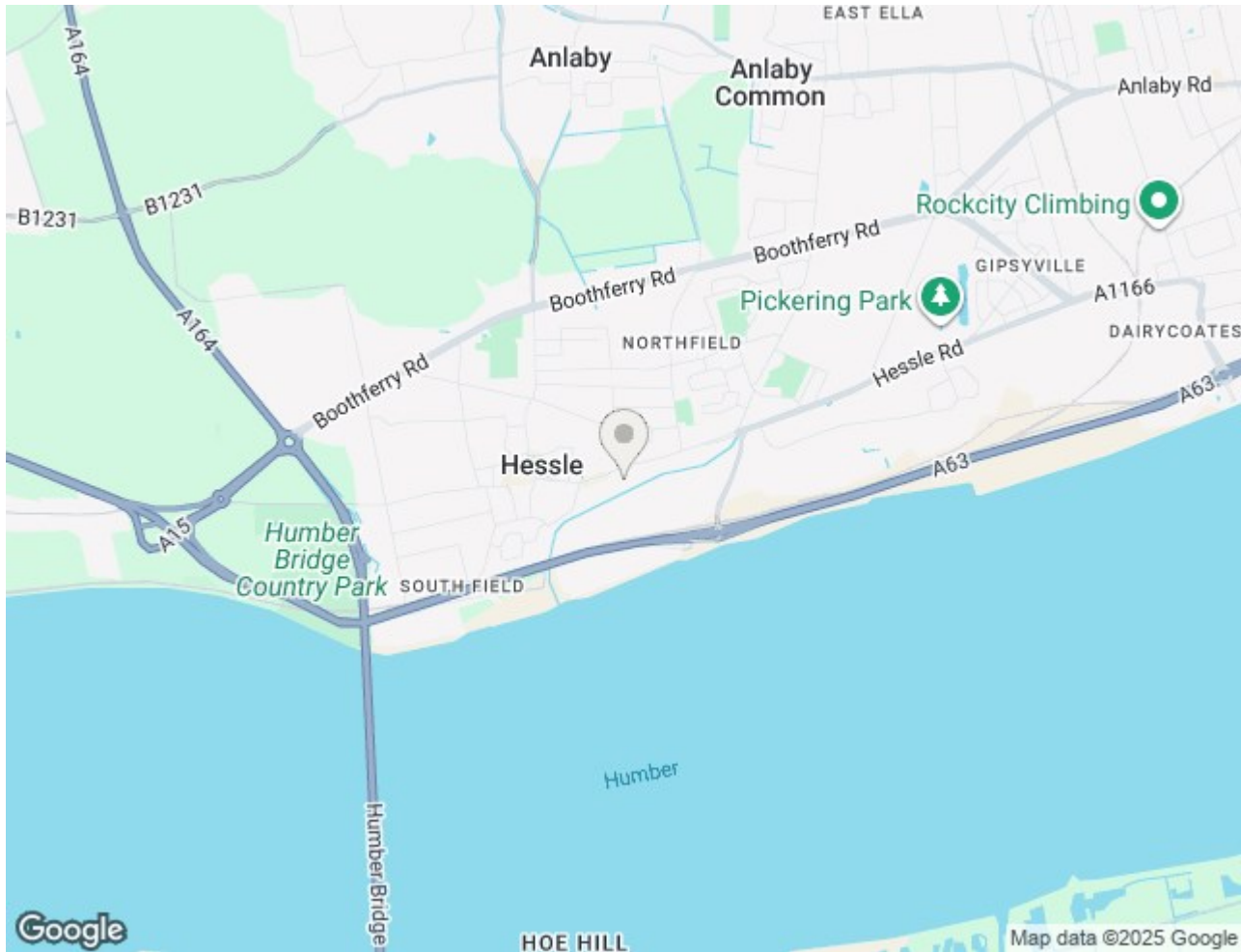
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

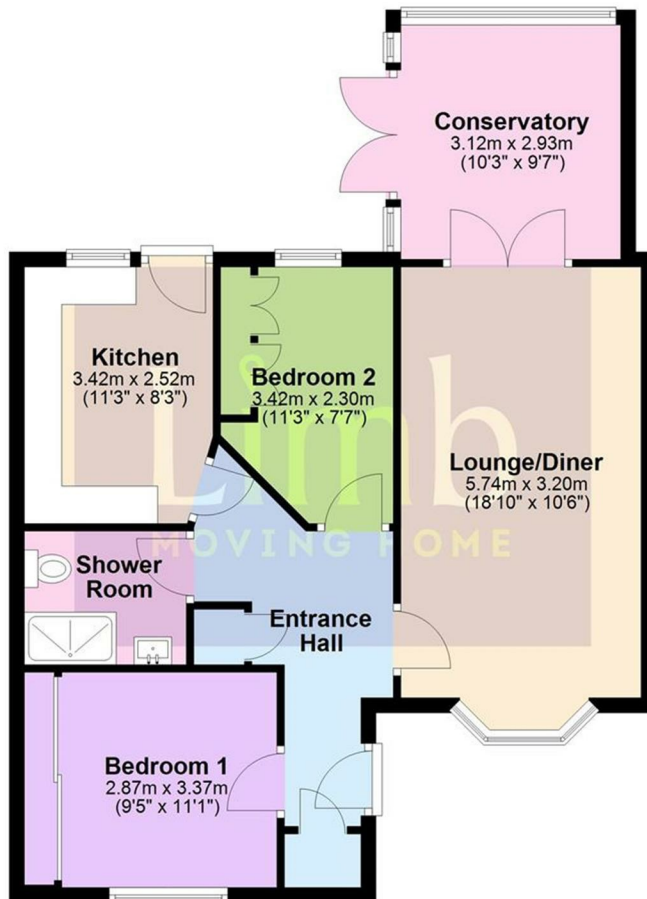
## VALUATION SERVICE

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. 68.2 sq. metres (734.1 sq. feet)




Total area: approx. 68.2 sq. metres (734.1 sq. feet)

**4 Trafalgar Close, Hessele**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</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	