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Limb
MOVING HOME



23 Boothferry Road, Hessle, East Yorkshire, HU13 9AZ

Semi-Detached House

Superb Open Plan Living

Lounge With Log Burner

Council Tax Band = C

3 Bedrooms

South Facing Garden & Summerhouse

Driveway & Parking

Freehold / EPC =

£215,000

INTRODUCTION

This well-presented semi-detached home is designed for modern living, featuring an open-plan layout that makes the most of the available space. The ground floor includes a comfortable lounge with a log-burning stove, providing a focal point for the room, alongside a large living kitchen. This kitchen is fitted with modern units, integrated appliances, and a central island, creating a functional space for cooking and dining. A guest cloakroom and entrance hallway complete the downstairs.

The first floor consists of three bedrooms and a contemporary family bathroom. Outside, the south-facing rear garden is mainly laid to lawn and includes a patio area for outdoor seating. A notable addition is the summerhouse, which is a versatile space currently used as both a home office and a gym. To the front, the property benefits from a gravelled driveway providing off-road parking.

LOCATION

The property is situated along the south side of Boothferry Road, close to the junction with First Lane. 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, a 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, newsagent, bank, gift shop, and health centre. Local schooling includes primary - Hessle All Saints Church of England and Hessle Penshurst. Secondary schooling is at Hessle High School. Hessle also 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

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor.



LOUNGE

With log burning stove and bay window to the front elevation.



CLOAKS/W.C.

With low flush W.C.

OPEN PLAN LIVING KITCHEN

Situated to the rear of the property, this superb space has an excellent range of modern base and wall units with complementing worktops and central island with breakfast bar. There is a ceramic sink and drainer with mixer tap, double oven, four ring gas hob with filter hood above, dishwasher, washing machine and housing for a fridge/freezer. Window to rear and external access door to side.



KITCHEN AREA



FIRST FLOOR

LANDING

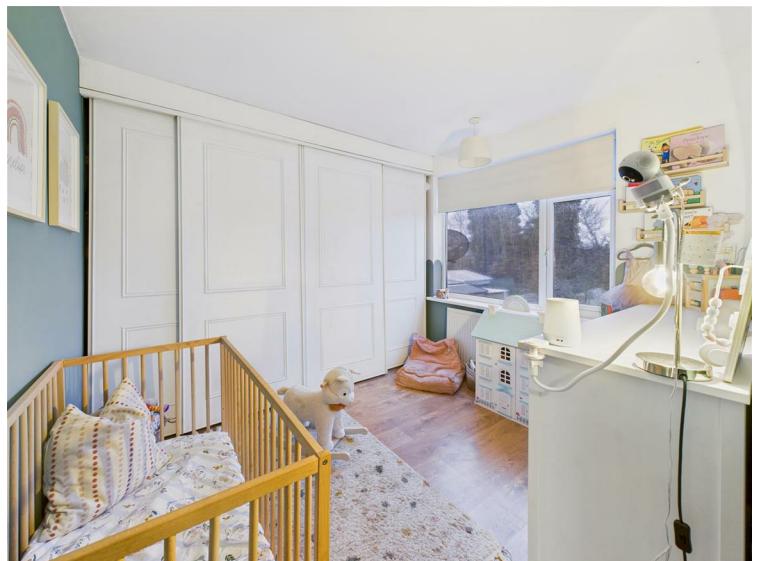
BEDROOM 1

With bay window to the front elevation.



BEDROOM 2

With built in wardrobes and window to rear.



BEDROOM 3

Window to front.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Heated towel rail, tiling to walls and window to rear.



OUTSIDE

Outside, the south-facing rear garden is mainly laid to lawn and includes a patio area for outdoor seating. A notable addition is the summerhouse, which is a versatile space currently used as both a home office and a gym. To the front, the property benefits from a gravelled driveway providing off-road parking.



SUMMERHOUSE



REAR VIEW

HEATING

The property benefits from gas central heating.

GLAZING

The property benefits from uPVC 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 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. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

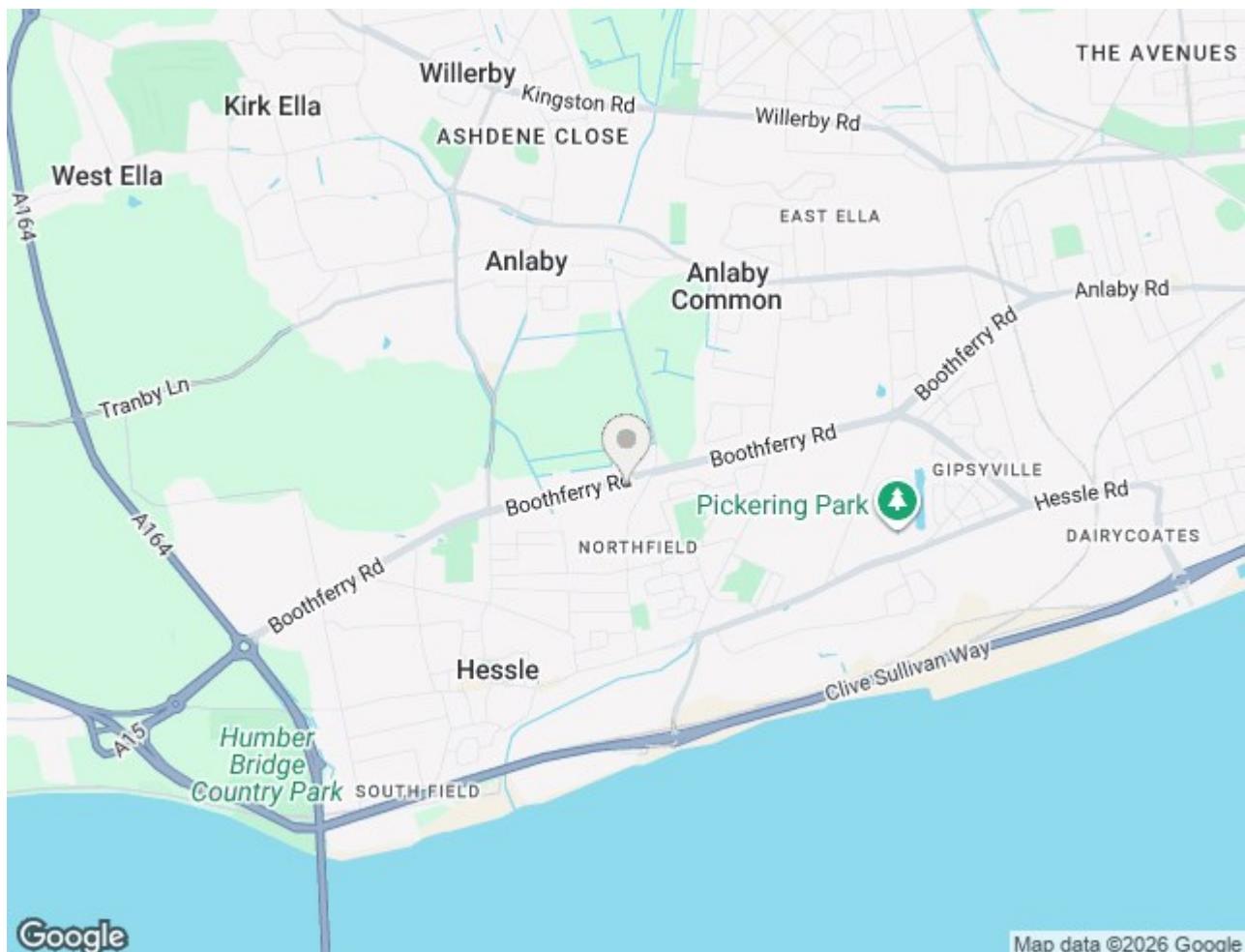
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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

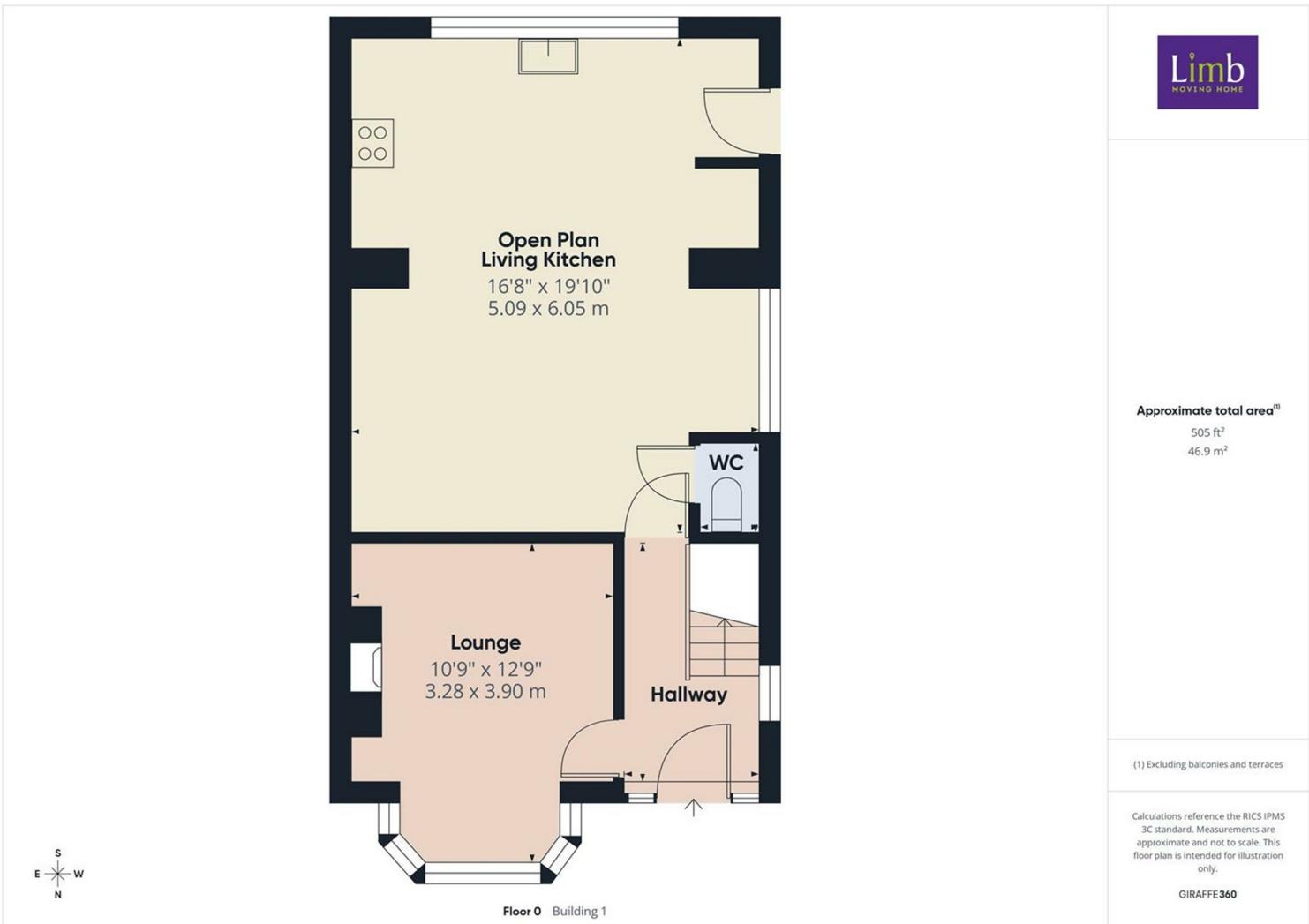
PHOTOGRAPH DISCLAIMER

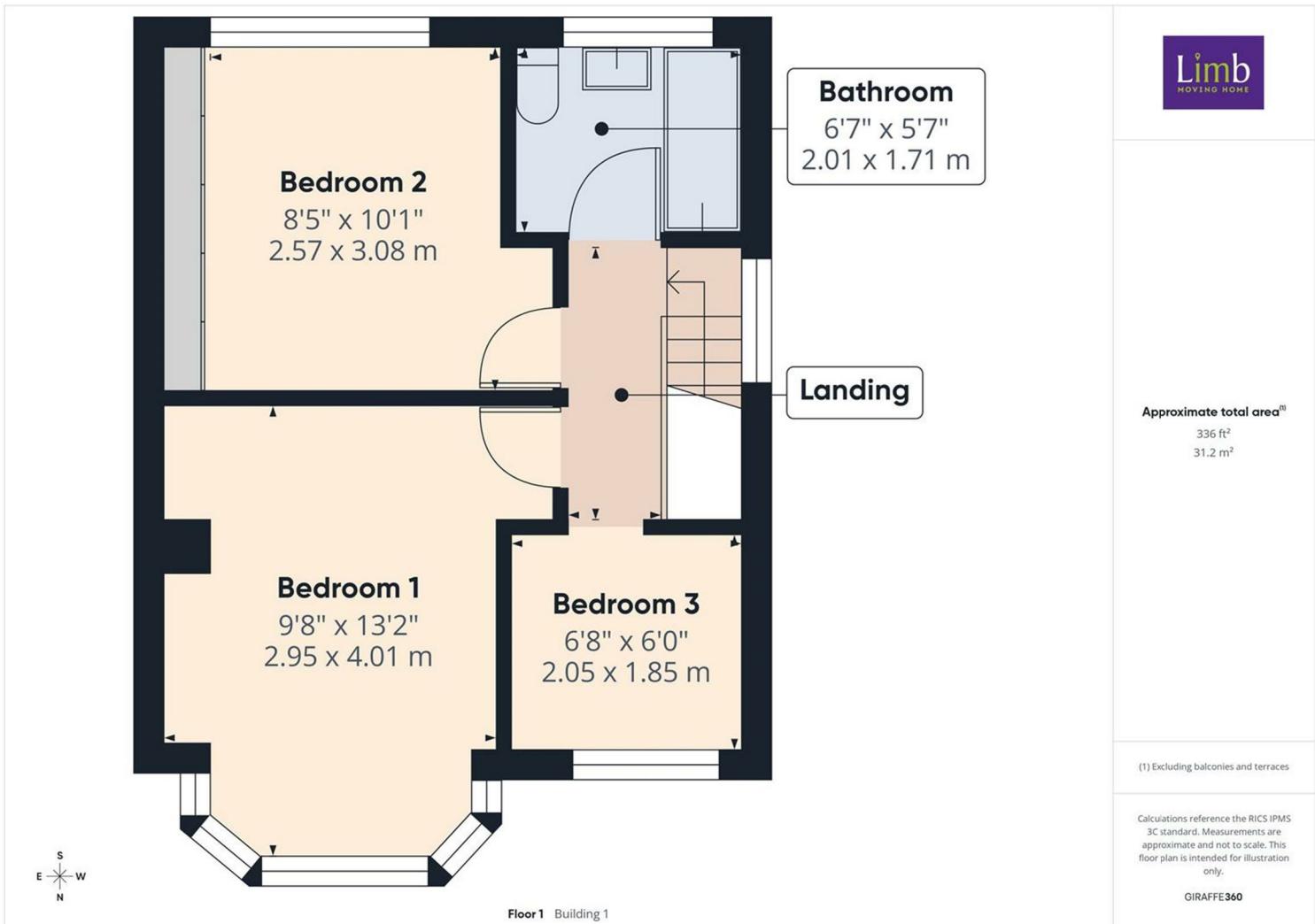
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

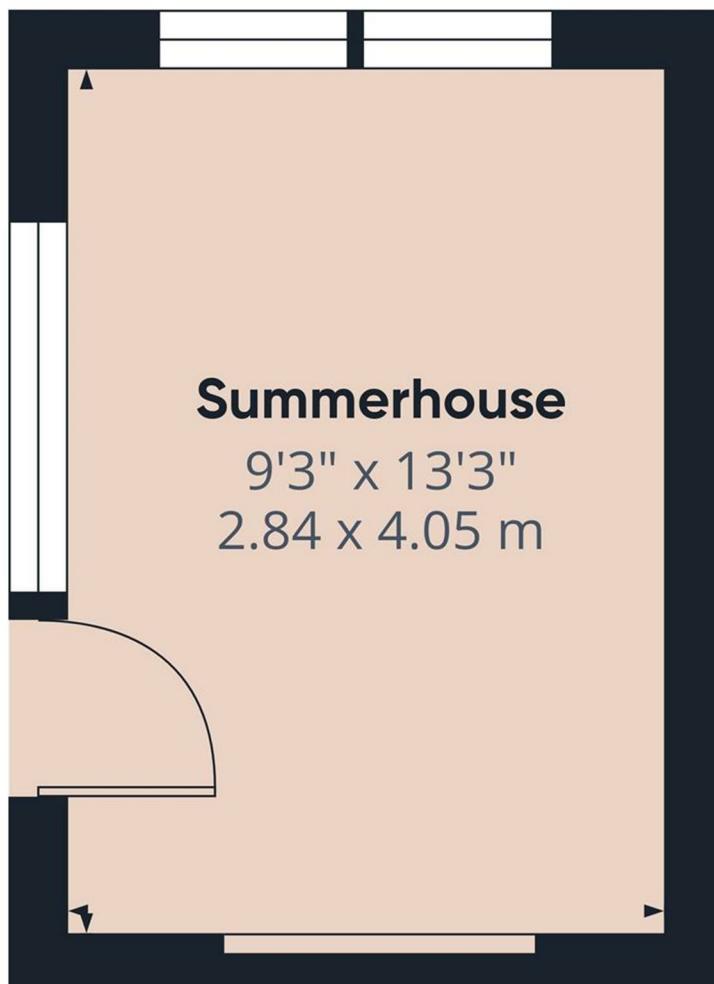
PROPERTY TO SELL?

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.









Approximate total area⁽¹⁾

126 ft²

11.7 m²

(1) Excluding balconies and terraces

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		
(55-68) D		
(39-54) E		
(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	