

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*20 Rosner Drive, Hessle, East Yorkshire, HU13 0GS*

- 📍 Detached House
- 📍 Three Double Bedrooms
- 📍 Overlooks the Park
- 📍 Council Tax Band = D
- 📍 Dining Kitchen
- 📍 Driveway & Garage
- 📍 Part Exchange Available
- 📍 Freehold / EPC = B

*Offers In The Region Of £310,000*



## INTRODUCTION

Offered for sale with no onward chain is this well presented detached house which enjoys an attractive position overlooking the park. The property was built in recent times by Beal Homes and the accommodation comprises an entrance hallway, cloaks/W.C., dining kitchen with built in appliances, dual aspect lounge with French doors leading out to the garden. There are three double bedrooms, the principle bedroom having fitted wardrobes and an en-suite shower room. There is also a family bathroom with shower facility.

A lawned garden area extends to the front and a side drive provides ample parking and leads onwards to the single garage. The rear garden is mainly lawned with fencing to the perimeter.

## LOCATION

The property enjoys an attractive position opposite the park within a cul-de-sac on 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

Residential entrance door to:



## ENTRANCE HALLWAY

With staircase leading up to the first floor.



## CLOAKS/W.C.

With low flush W.C. and wash hand basin.

## DINING KITCHEN

18'6" x 9'4" approx (5.64m x 2.84m approx)

Having a range of fitted base and wall units with laminate worktops, one and a half bowl sink and drainer with mixer tap, oven, four ring gas hob with filter hood above, fridge/freezer and dishwasher. There is a window to the front elevation and French doors open from the dining area and lead out to the rear garden.



## DINING AREA



## UTILITY ROOM

With fitted units, plumbing for a washing machine, window to rear and understairs storage cupboard.

## LOUNGE

18'6" x 9'8" approx (5.64m x 2.95m approx)

With window to the front elevation and French doors leading out to the rear garden.



## FIRST FLOOR

### LANDING

With storage cupboard and window to rear.



### BEDROOM 1

13'9" x 9'11" approx (4.19m x 3.02m approx)  
With fitted wardrobes and window to rear.



### EN-SUITE SHOWER ROOM

9'11" x 4'6" approx (3.02m x 1.37m approx)  
With large shower enclosure, wash hand basin and low flush W.C.  
Inset spot lights, heated towel rail and window to front.





## BEDROOM 2

9'5" x 9'2" approx (2.87m x 2.79m approx)  
Window to rear.



## BEDROOM 3

9'5" x 9'1" approx (2.87m x 2.77m approx)  
Window to front.



## BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Inset spot lights, heated towel rail and window to front.



## OUTSIDE

The property occupies a particularly attractive position within a cul-de-sac opposite the park. There is a lawned garden area to the front and a side drive provides ample off street parking and leads onwards to the single garage. The rear garden is mainly lawned with fencing to the perimeter.



## TENURE

Freehold

## COUNCIL TAX BAND

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

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, 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

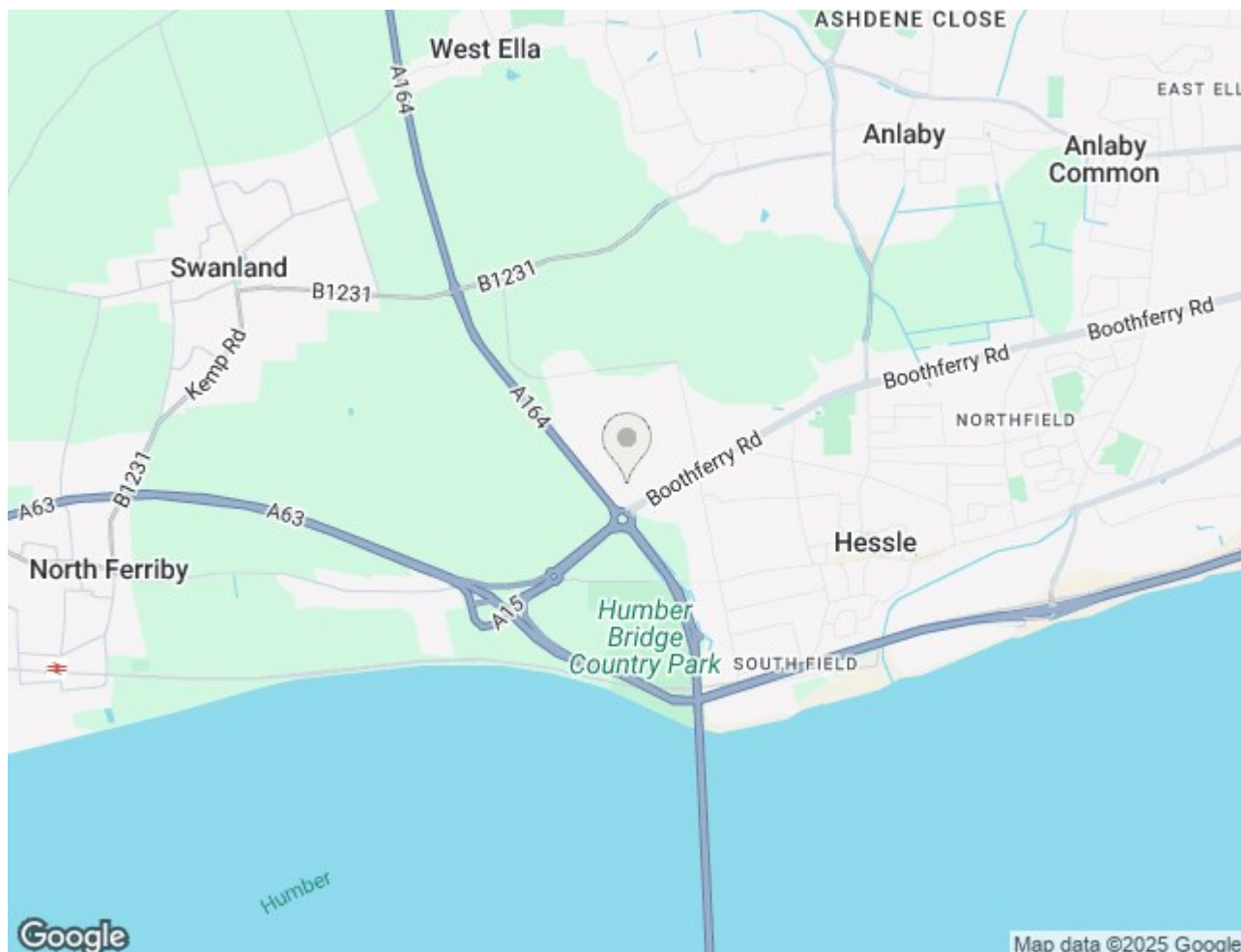
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

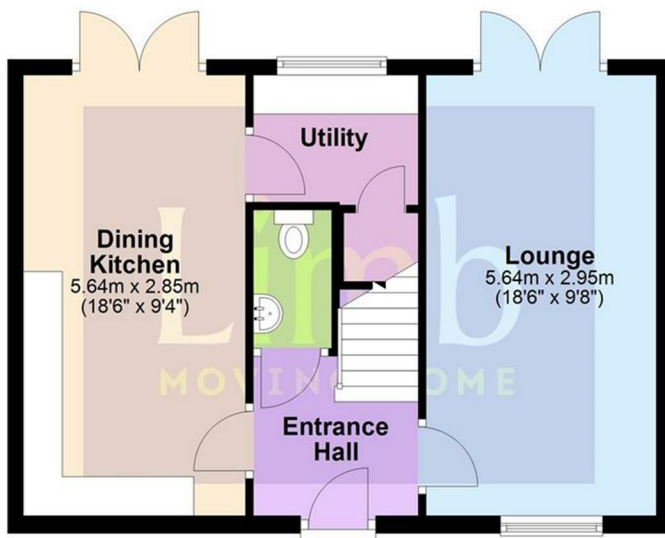
## VALUATION SERVICE

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.

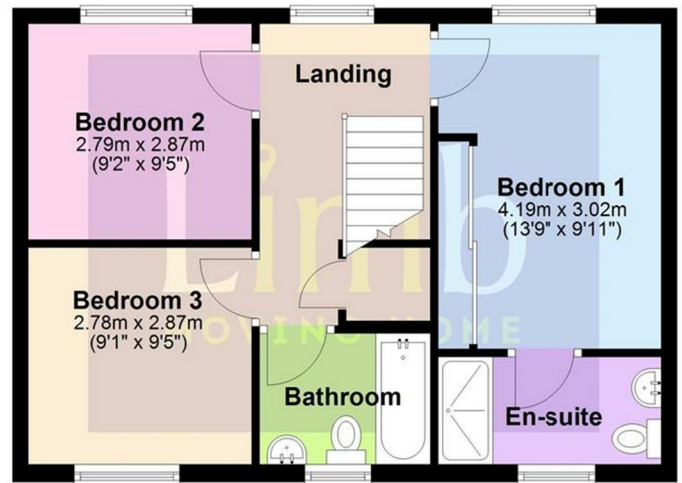




Ground Floor




First Floor



Total area: approx. 92.6 sq. metres (997.2 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>82</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	