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**Limb**  
MOVING HOME



*65 Heads Lane, Hessle, East Yorkshire, HU13 0JH*

- 📍 Impressive Detached House
- 📍 No Onward Chain
- 📍 Great Potential to Personalise
- 📍 Council Tax Band = F
- 📍 Four Beds / Two Baths
- 📍 Spacious Lounge
- 📍 Generous Plot & Double Garage
- 📍 Freehold / EPC = D

**£385,000**



## INTRODUCTION

Presenting an impressive detached house with significant potential, perfectly suited for a growing family. While offering the exciting opportunity to update and personalise to your dream specifications, this home is move-in ready. The spacious accommodation features gas central heating and double glazing throughout, and briefly comprises a welcoming entrance hall, cloaks/W.C., a generous lounge opening to a dining room, and a rear conservatory. There's also a fitted kitchen and a practical utility room. Upstairs, you'll find four good-sized bedrooms, an en-suite shower room, and a family bathroom.

Occupying a generous plot, set well back from the road, the property boasts a lawned front garden with a driveway providing excellent parking and leading to an integral double garage. The rear garden enjoys a patio area with a lawn, bordered by established shrubbery and trees. Offered with no onward chain, this is a fantastic opportunity to create your ideal family home.

## LOCATION

The property is situated along Heads Lane, close to its junction with Ferriby Road, Hessle. 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

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

Residential entrance door to:



## ENTRANCE HALLWAY

With staircase leading up to the first floor and cupboard under.



## CLOAKS / W.C.

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

## LOUNGE

With feature fire surround housing a living flame gas fire. Bay window to the front elevation and double doors through to the dining room.



## DINING ROOM

With double doors leading through to the conservatory.



## CONSERVATORY

With tiled floor and doors opening out to the rear garden.



## KITCHEN

Fitted with base and wall units, laminate worktops, sink and drainer with mixer tap, double oven, four ring gas hob with filter above, plumbing for a dishwasher, tiled splashbacks, tiled floor and window to rear.



## UTILITY ROOM

With fitted units, sink and drainer, tiled floor, window and external access door to rear. Internal access door to garage.

## FIRST FLOOR

## LANDING

With loft access hatch.

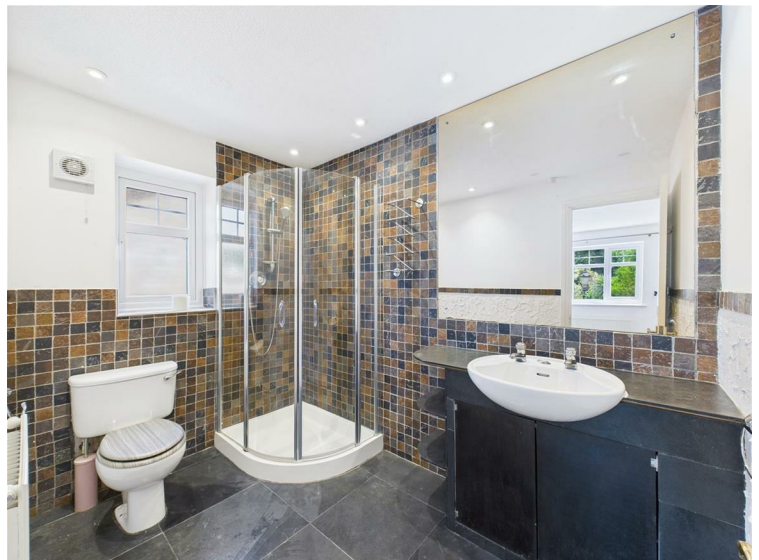
## BEDROOM 1

With built in wardrobe and window to the front elevation.



## EN-SUITE SHOWER ROOM

With suite comprising a corner shower enclosure, wash hand basin and low flush W.C. Tiled floor, part tiling to walls and window to side.



## BEDROOM 2

Window to front elevation.



## BEDROOM 3

With built in wardrobe and window to rear.



## BEDROOM 4

Window to rear.



## BATHROOM

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





## OUTSIDE

Occupying a generous plot, set well back from the road, the property boasts a lawned front garden with a driveway providing excellent parking and leading to an integral double garage. The rear garden enjoys a patio area with a lawn, bordered by established shrubbery and trees. Offered with no onward chain, this is a fantastic opportunity to create your ideal family home.



## FRONT GARDEN & DRIVE



## 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

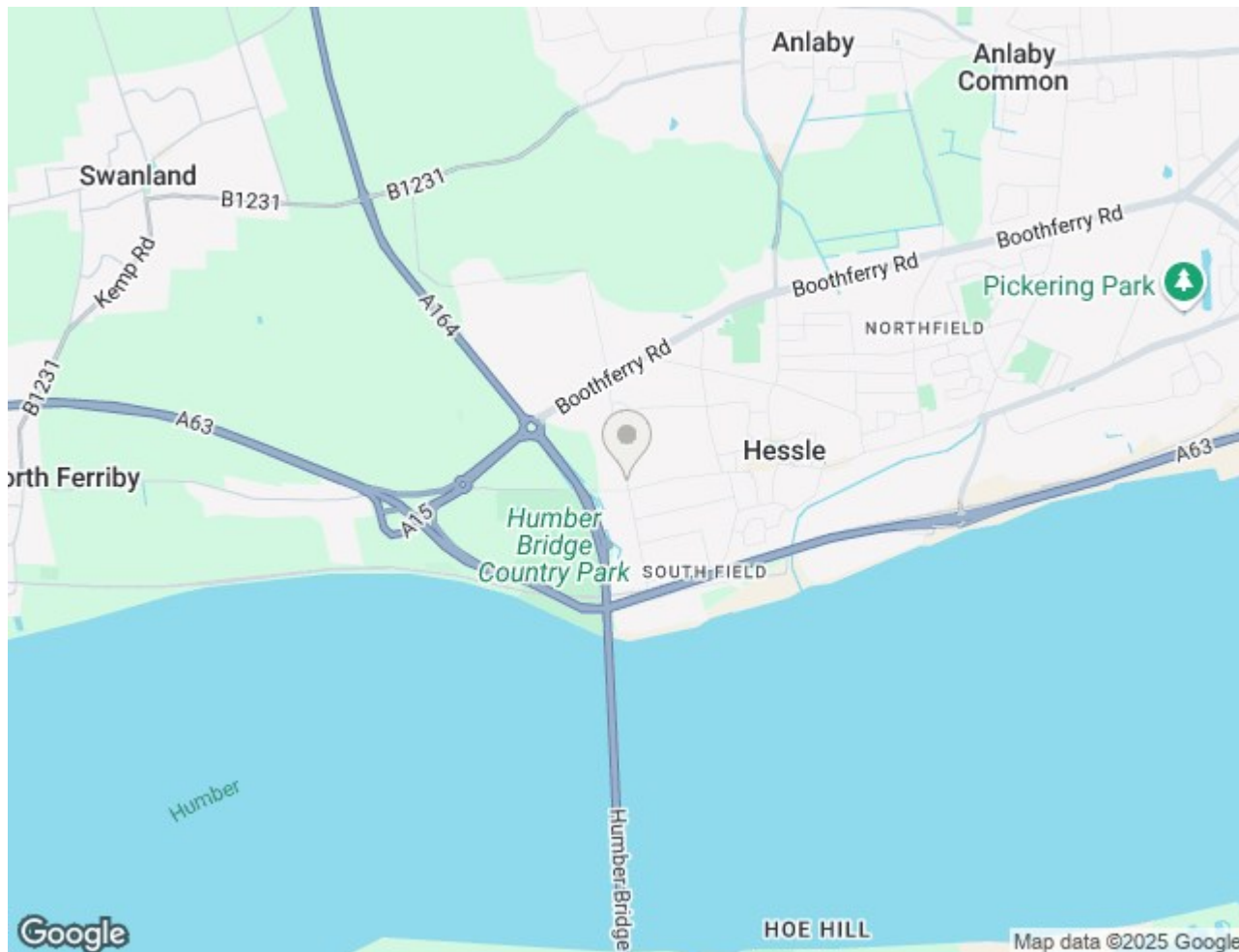
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>68</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	