

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



26 Richmond Road, Hessle, East Yorkshire, HU13 9DP

- 📍 End Terrace House
- 📍 Double Storey Extension
- 📍 3 Bedrooms
- 📍 Council Tax Band B
- 📍 Huge Garage
- 📍 South Facing To Rear
- 📍 Close To Shops & Amenities
- 📍 Freehold/EPC = D

£179,950

INTRODUCTION

This end terraced house has a double height extension to the rear creating plenty of space internally complimented by a south facing garden and a huge garage accessed via a rear tenfoot. Viewing is recommended to appreciate the appeal of this lovely home which has gas central heating to radiators, uPVC double glazing and briefly comprises an entrance hallway, spacious lounge with bay window and a superb 'L' shaped dining kitchen. There is a separate utility room and downstairs W.C.. At first floor are 3 good sized bedrooms served by a stylish ensuite bathroom. A garden extends to the front and a path leads up to the entrance door and onwards to the rear garden. The rear garden enjoys a southerly facing aspect with a veranda, patio area and lawn. A rear tenfoot gives access to the double garage which has a large workshop attached to the back.

LOCATION

The property is situated along Richmond Road, accessed via Beverley Road, Hessle. 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 and beauty salons, takeaway, delicatessen and newsagents. Further amenities are located around Hessle square including a supermarket, chemist, newsagent, bank, gift shop and health centre. Local schooling includes primary at Hessle All saints church of England and Hessle Penshurst. Secondary schooling is at Hessle high school. Hessle has its own main line 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 leads into Hull City centre to the east or the national motorway network to the west.

ACCOMMODATION

Residential entrance door to

ENTRANCE HALLWAY

With stairs to first floor off

LOUNGE

12'0" x 15'0" approx (3.66m x 4.57m approx)

Into bay, window to front elevation. A spacious room which has an attractive feature marble fire surround housing electric fire. Under stairs storage cupboard to corner. Double doors open through to



DINING KITCHEN

18'5" x 14'4" approx (5.61m x 4.37m approx)

Maximum. This super room has been extended and incorporates a dining/living space together with a kitchen. There are a range of fitted base and wall mounted units with timber work surfaces, tiled surround and appliances including an integrated oven, five ring gas hob and filter hood above. Picture window overlooking the rear garden. External access door to side.



DINING AREA



UTILITY ROOM

With work surfaces, plumbing for automatic washing machine and space for further appliances.



CLOAKS/W.C.

With modern low level W.C. and wash hand basin.

FIRST FLOOR

LANDING

Window to side elvation.

BEDROOM 1

14'4" x 8'10" approx (4.37m x 2.69m approx)

Situated to the rear of the house with two windows overlooking the garden.



BEDROOM 2

12'0" x 7'5" approx (3.66m x 2.26m approx)
Window to side elevation.



BEDROOM 3

10'6" x 6'6" approx (3.20m x 1.98m approx)
Window to front elevation.



BATHROOM

10'3" x 8'2" approx (3.12m x 2.49m approx)
A stylish contemporary suite comprising a low level W.C., wash hand basin and cabinet, bath with shower over and screen, tiled surround, heated towel rail, tiling to the floor.



OUTSIDE

A lawned garden extends to the front and a path leads up to the entrance door and beyond to the rear garden. The rear garden enjoys a southerly aspect and has a veranda, patio area and lawn. A tenfoot rear access leads to the double sized garage which also has an attached workshop area making this a particularly useful space.



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 B. 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

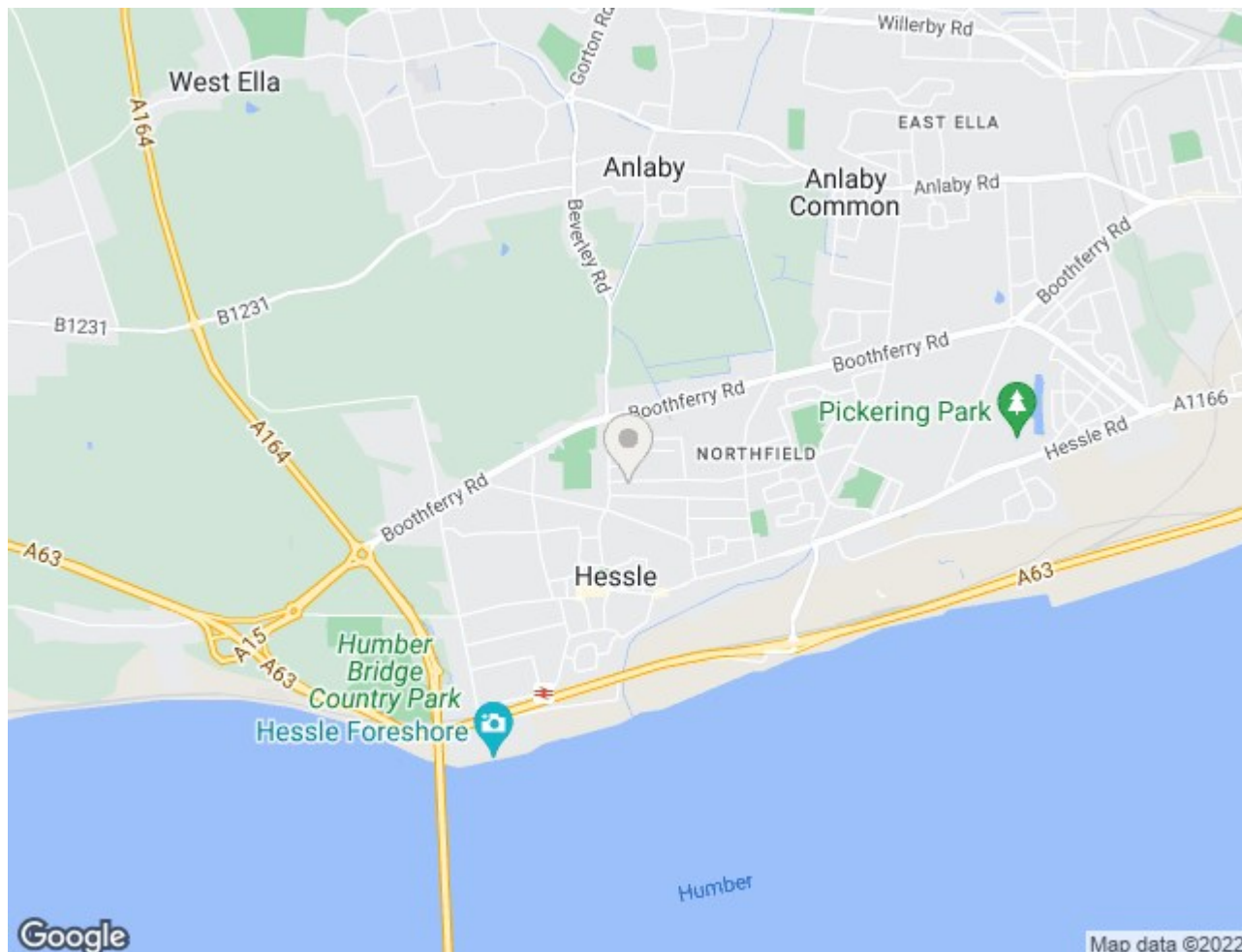
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

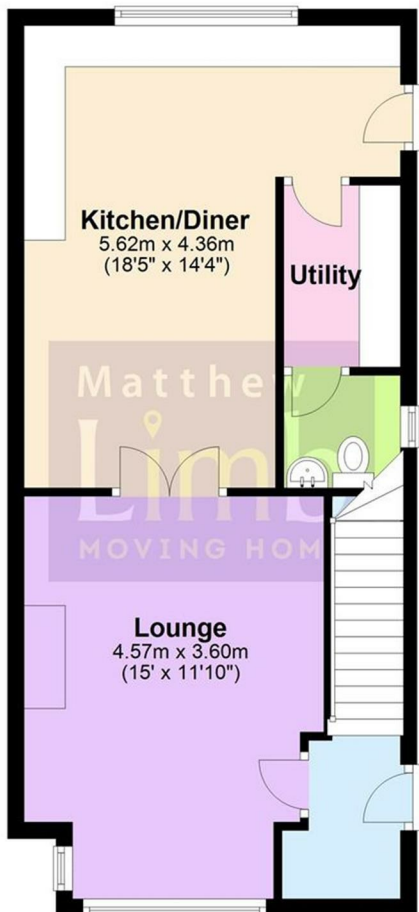
VALUATION SERVICE

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

Approx. 47.6 sq. metres (512.0 sq. feet)




First Floor

Approx. 44.2 sq. metres (476.2 sq. feet)



Total area: approx. 91.8 sq. metres (988.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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