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**Limb**  
MOVING HOME



*3 Woodhill Rise, Hessle, East Yorkshire, HU13 0HZ*

- 📍 Extended Detached House
- 📍 Versatile Accommodation
- 📍 4 Beds
- 📍 Council Tax Band = F
- 📍 Potential Annexe
- 📍 Corner Style Plot
- 📍 Delightful Gardens
- 📍 Freehold/EPC = C

**£425,000**



## INTRODUCTION

This extended detached house provides an interesting range of accommodation with much versatility and stands in a corner plot enjoying delightful gardens to the rear. Viewing is a must to appreciate the appeal of this home which is ideal for a family and also offers the opportunity of creating an annexe. The layout is depicted on the attached floorplan and briefly comprises a hallway, cloaks/W.C., formal lounge, dining room, modern kitchen, conservatory and a side wing which comprises a 5th bedroom/reception room, rear day room, store room and utility. Upon the first floor are four bedrooms served by a stylish shower room. The accommodation boasts gas fired central heating to radiators and uPVC double glazing. A large block set forecourt provides parking for 5/6 vehicles. The property occupies a corner style plot with attractive gardens to the rear incorporating many areas of interest with lawn, gravelled and paved patio areas and well stocked borders.

## LOCATION

The property occupies an attractive corner plot within this popular cul-de-sac of Woodhill Rise, Peaseholme which is located off Heads Lane. 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, takeaways 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 easy 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 PORCH

Internal door to:

### ENTRANCE HALLWAY

Cloaks cupboard to corner.

### W.C.

With low level W.C., wash hand basin.

## LOUNGE

21'7" x 13'6" approx (6.58m x 4.11m approx)

A spacious room with doors leading out to the patio, internal doors through to the conservatory and dining room. There is a marble fireplace and double doors open through to the dining room.



## DINING ROOM

14'0" x 9'0" approx (4.27m x 2.74m approx)  
With picture window to front elevation, attractive wood flooring.



## KITCHEN

14'6" x 8'6" approx (4.42m x 2.59m approx)  
With large window to front elevation. There is a range of fitted base and wall mounted units with roll top work surfaces, double oven, five ring gas hob, dishwasher, fridge freezer, one and a half sink and drainer unit, mixer tap, tiling to the floor.



## CONSERVATORY

17'7" x 6'0" approx (5.36m x 1.83m approx)  
Overlooking the rear garden with double doors leading out.



## DAY ROOM

14'0" x 8'7" approx (4.27m x 2.62m approx)

With double doors leading out to the garden. This room could form part of an annexe.



## BEDROOM 5/RECEPTION ROOM

13'3" x 9'10" approx (4.04m x 3.00m approx)

With window to front elevation.



## UTILITY

7'10" x 5'10" approx (2.39m x 1.78m approx)

With plumbing for automatic washing machine and space for further appliances.

## STORE ROOM

11'0" x 8'5" approx (3.35m x 2.57m approx)

Housing gas fired central heating boiler.

## FIRST FLOOR

## LANDING



## BEDROOM 1

12'0" x 11'5" approx (3.66m x 3.48m approx)  
Up to fitted wardrobes running to one wall, window to rear elevation.



## BEDROOM 2

12'2" x 10'10" approx (3.71m x 3.30m approx)  
Window to front elevation, over stairs storage cupboard.



## BEDROOM 3

9'7" x 9'4" approx (2.92m x 2.84m approx)  
Window to rear elevation.



## BEDROOM 4

9'4" x 7'0" approx (2.84m x 2.13m approx)

Window to front elevation.

## SHOWER ROOM

With stylish suite comprising low level W.C., wash hand basin and cabinet, shower area with rainhead and handheld shower system, tiled surround, heated towel rail.





## OUTSIDE

An extensive block set forecourt provides parking for 5/6 vehicles. The property occupies a corner style plot and has a very attractive garden with many areas of interest. The lawn is complimented by gravelled and paved areas and softened by attractive planting and well stocked borders. There is also a summerhouse and shed.



## SUMMERHOUSE



## 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 F. 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.

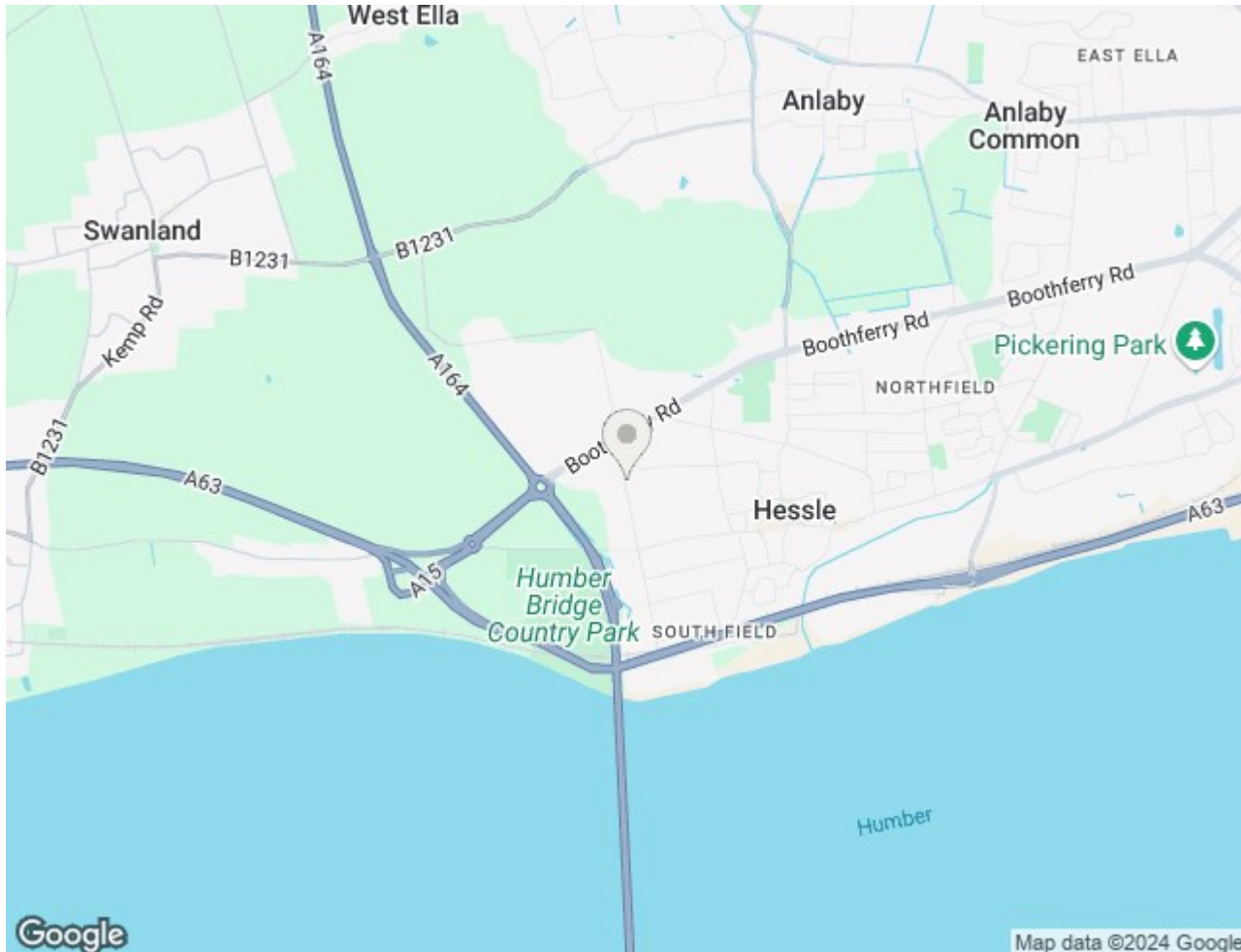
## PHOTOGRAPH DISCLAIMER

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

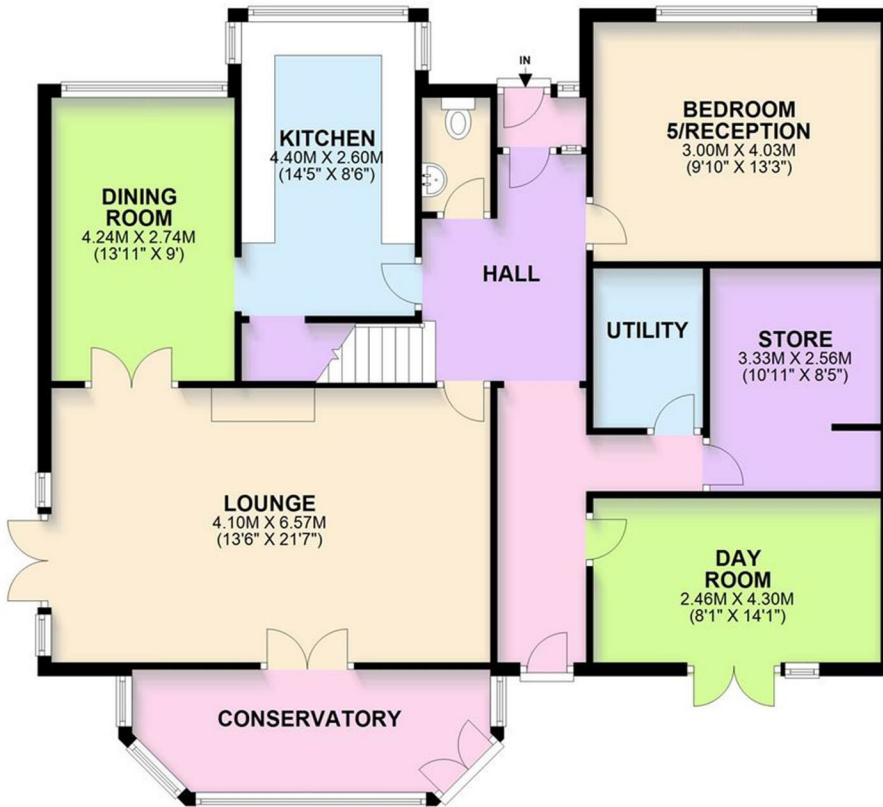


If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



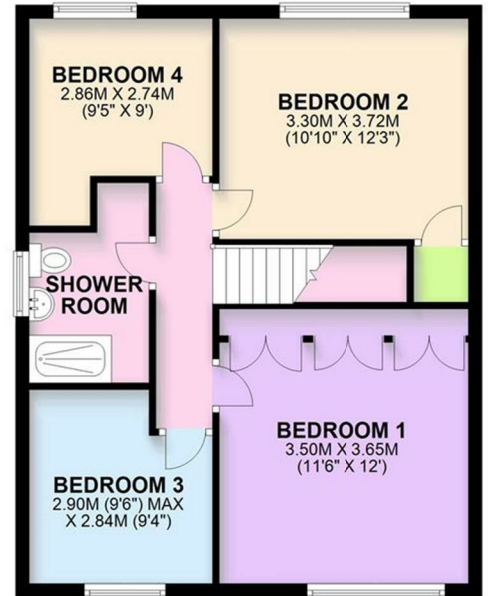
## GROUND FLOOR

APPROX. 122.1 SQ. METRES (1314.0 SQ. FEET)



## FIRST FLOOR


APPROX. 55.7 SQ. METRES (599.0 SQ. FEET)



TOTAL AREA: APPROX. 177.7 SQ. METRES (1913.0 SQ. FEET)  
3 WOODHILL RISE



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	