

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*4 Westfield Rise, Hessle, East Yorkshire, HU13 0NB*

- 📍 Stylish Semi-Detached
- 📍 Stunning Kitchen
- 📍 Lounge With Log Burner
- 📍 Council Tax Band = D
- 📍 Three Bedrooms
- 📍 Luxurious Bathroom
- 📍 Gardens, Drive & Garage
- 📍 Freehold / EPC = D

**£349,950**

## INTRODUCTION

This stunning bay-fronted semi-detached house has been beautifully updated by the current owners, offering a truly contemporary family living experience. At its heart lies a fabulous kitchen extension, creating an ideal open-plan space for everyday life and entertaining. This superb area boasts a central island, Quartz worktops, and a host of integrated appliances.

The thoughtfully designed accommodation also includes a spacious entrance hall, a convenient cloaks/W.C., and a comfortable lounge featuring a cosy log burner. Upstairs, you'll find three inviting bedrooms, with the main bedroom benefiting from fitted wardrobes and bedrooms one and two retaining charming decorative cast fireplaces. A highlight is the luxurious bathroom, complete with a stylish oval bath and a walk-in shower.

Outside, a gravelled driveway to the front and a side drive provide excellent parking, leading to a single garage. The rear garden features a raised decked patio directly off the kitchen with attractive planters and steps down to the paved patio, perfect for outdoor dining. There is a lawned garden and play area with hedging to the perimeter. The property also benefits from gas central heating and double glazing throughout.

## LOCATION

Westfield Rise is situated off Barrow Lane to the western side of the town of 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 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

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

Residential entrance door to:

### ENTRANCE HALLWAY

Spacious and welcoming with staircase leading to the first floor.  
Understairs storage. Engineered oak flooring and window to side.



### CLOAKS/W.C.

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



## LOUNGE

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



## OPEN PLAN LIVING KITCHEN

The heart of the house lies a fabulous kitchen extension, creating an ideal open-plan space for everyday life and entertaining. With engineered oak flooring and French doors leading out to the rear garden.



## KITCHEN AREA

The kitchen boasts a range of stylish base and wall units complemented by sleek Quartz worktops, extending to a matching central island with a solid oak breakfast bar peninsula. An impressive array of integrated appliances includes an oven, combination microwave oven, warming drawer, five-ring gas hob with extractor over, fridge/freezer, dishwasher, washing machine, and wine chiller.



## LIVING / DINING AREAS



## FIRST FLOOR

## LANDING

## BEDROOM 1

With fitted wardrobes, decorative cast fireplace and bay window to the front elevation.





## BEDROOM 2

A generous double bedroom with decorative cast fireplace and bay window to rear.



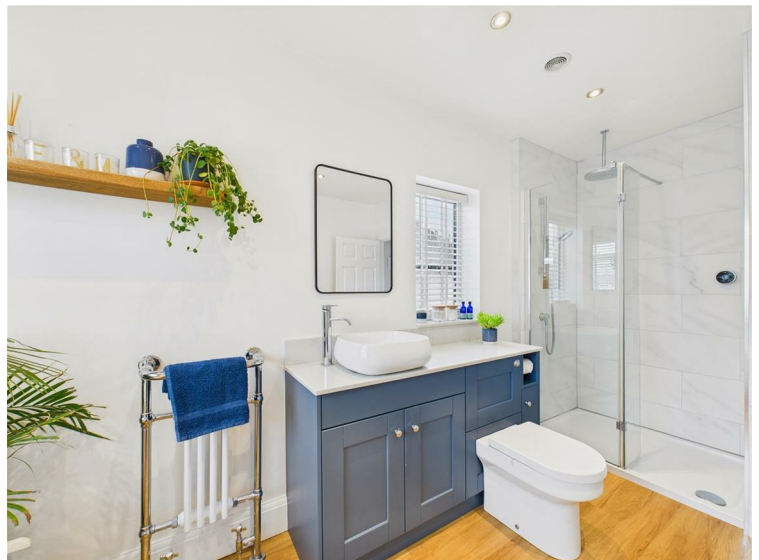
## BEDROOM 3

Window to side elevation.



## BATHROOM

The luxurious suite features an elegant oval bath, a spacious walk-in shower, a stylish vanity unit with a wash hand basin, and a low flush W.C. A striking feature tiled wall, complemented by a contemporary radiator and inset spotlights, enhances the space. Dual aspect windows to the side and rear provide ample natural light.





## OUTSIDE

Outside, a gravelled driveway to the front and a side drive providing parking for multiple vehicles, leading to a single garage. The rear garden features a raised decked patio directly off the kitchen with attractive planters and steps down to the paved patio, perfect for outdoor dining. There is a lawned garden with planted borders, greenhouse and play area with hedging to the perimeter.



## 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 D. 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

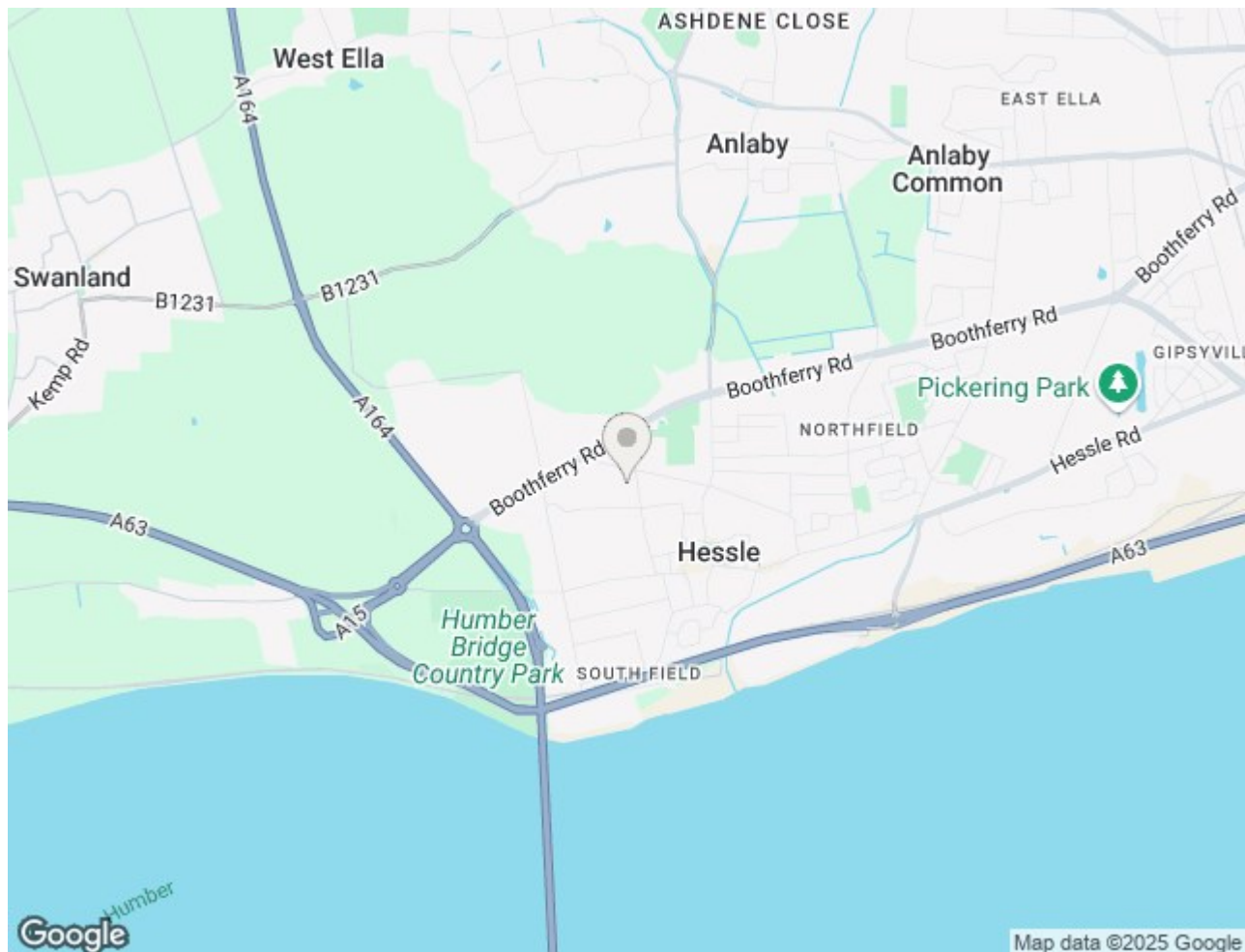
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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







Approximate total area<sup>m</sup>  
1259 ft<sup>2</sup>


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	63	85
<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 		