

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



*5 Lawton Walk, Hessle, East Yorkshire, HU13 0FP*

- 📍 Semi Detached House
- 📍 Great Location
- 📍 Garden to Side
- 📍 Council Tax Band = C

- 📍 3 Bedrooms
- 📍 Contemporary Kitchen
- 📍 2 x Off Street Parking
- 📍 Freehold / EPC = B

**£250,000**

## INTRODUCTION

This well presented three bedroom house on Lawton Walk in Hessle is well-suited to a growing family or those looking for a little more space. Occupying a plot on the fringe of the recently constructed David Wilson Homes development off Jenny Brough Lane in Hessle, the property is within reach of the village's broad offering of amenities.

The accommodation briefly comprises a kitchen/diner, lounge and W.C. on the ground floor, with three bedrooms, an en-suite and family bathroom on the first floor. French doors from the kitchen open out to a paved patio in the garden to the side of the property, which is walled to one side. A path continues beside lawn to an additional paved patio at the far end of the garden. The front of the property is lawned, with a picket fence lining the boundary to the walkway. The plot also benefits from two allocated parking spaces to the side of the property on the Maxstead Way cul-de-sac.

Presenting a contemporary feel throughout and in such a great location, viewing at this property is highly recommended.

## LOCATION

The property is located on Lawton Walk, a pedestrian promenade between Greenfield Avenue and Broad Avenue on the recently built David Wilson development off Jenny Brough Lane in Hessle. Hessle is a vibrant and historic small town situated on the north bank of the Humber, famed for the iconic Humber Bridge. It offers an exceptional quality of life, celebrated for its unique character, bustling town square and parades together with the picturesque Hessle Foreshore. This close-knit community atmosphere blends perfectly with the array of amenities making this an ideal place to live.

The heart of the town, centred around "The Weir" and the Square, is home to an eclectic mix of independent boutiques, popular cafés, and traditional pubs together with many well-known brands/names. For broader shopping needs, the nearby Sainsbury's superstore and retail parks are easily accessible, while the Country Park and Foreshore are a perfect place for walking, cycling, and leisure.

The town is served by well-regarded primary schools, including Hessle All Saints and Penshurst Primary. Hessle High School and Sixth Form College offers secondary education while the proximity to independent schools such as Tranby School and Hymers College ensure diverse educational opportunities for all ages.

Hessle provides superb regional connectivity, acting as a primary gateway for the region. The town features its own railway station with frequent services to Hull, Doncaster, and Sheffield, as well as easy connections to London. Strategically located along the A63, it offers immediate access to Hull and the M62 corridor, while the Humber Bridge provides a direct link to North Lincolnshire and beyond including Humberside Airport.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 5 miles
- Beverley (Historic Market Town): Approx. 9 miles
- York: Approx. 38 miles
- Leeds: Approx. 55 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

## ACCOMMODATION

Residential entrance door to:



## ENTRANCE HALL

Storage cupboard to corner, W.C. access and stairs to first floor.

## LOUNGE

Windows to the front and side of the property.



## KITCHEN/DINER

Contemporary kitchen with fitted units and worksurfaces throughout and integrated appliances including fridge-freezer, dishwasher and double oven. There is a six ring gas hob with filter unit above and a sink & drainer beneath a window to the side. Adjacent to the kitchen is the dining area with ample room for a dining table, a window to the front and French doors opening out to the garden.



## KITCHEN AREA



## W.C.

Comprising low-flush W.C. and wash-hand basin.



## FIRST FLOOR

### LANDING

Storage cupboard access.

## BEDROOM 1

Window to the side elevation and en-suite access.



## EN-SUITE SHOWER ROOM

Comprising a shower enclosure with tiled surround, wash-hand basin and low-flush W.C. beneath window to the front elevation.



## BEDROOM 2

Window to the front elevation.



## BEDROOM 3

Window to side elevation.



## BATHROOM

Comprising bath with tiled surround, fitted storage cupboard, wash-hand basin and low-flush W.C. beneath window to the front elevation.



## OUTSIDE

French doors from the kitchen open out to a paved patio in the garden to the side of the property, which is walled to one side. A path continues beside lawn to an additional paved patio at the far end of the garden. The front of the property is lawned, with a picket fence lining the boundary to the walkway. The plot also benefits from two allocated parking spaces to the side of the property on the Maxstead Way cul-de-sac.



## REAR VIEW



## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of double glazing.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. 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. A prospective viewer should check on the availability of this property prior to viewing.

## *AGENTS NOTE*

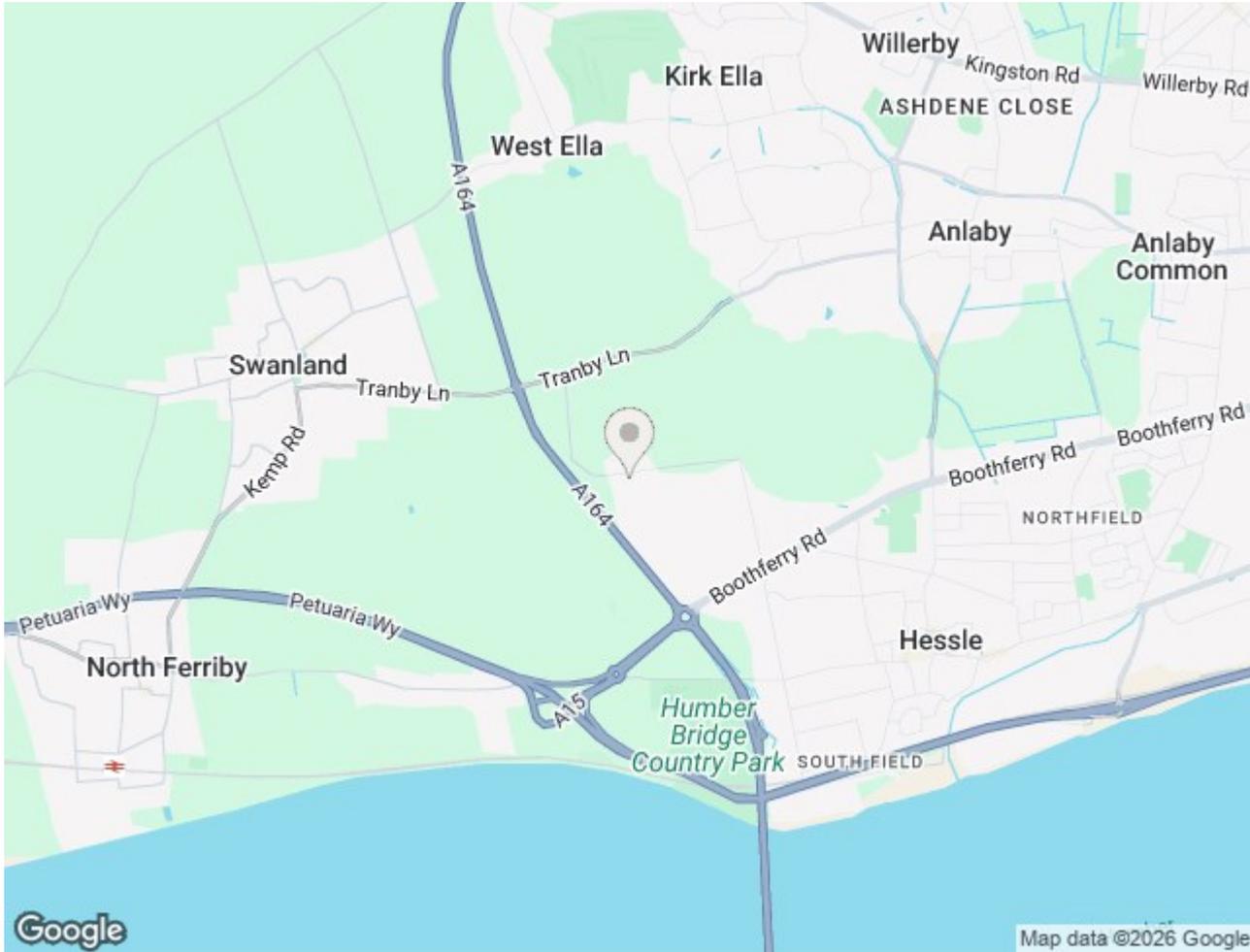
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

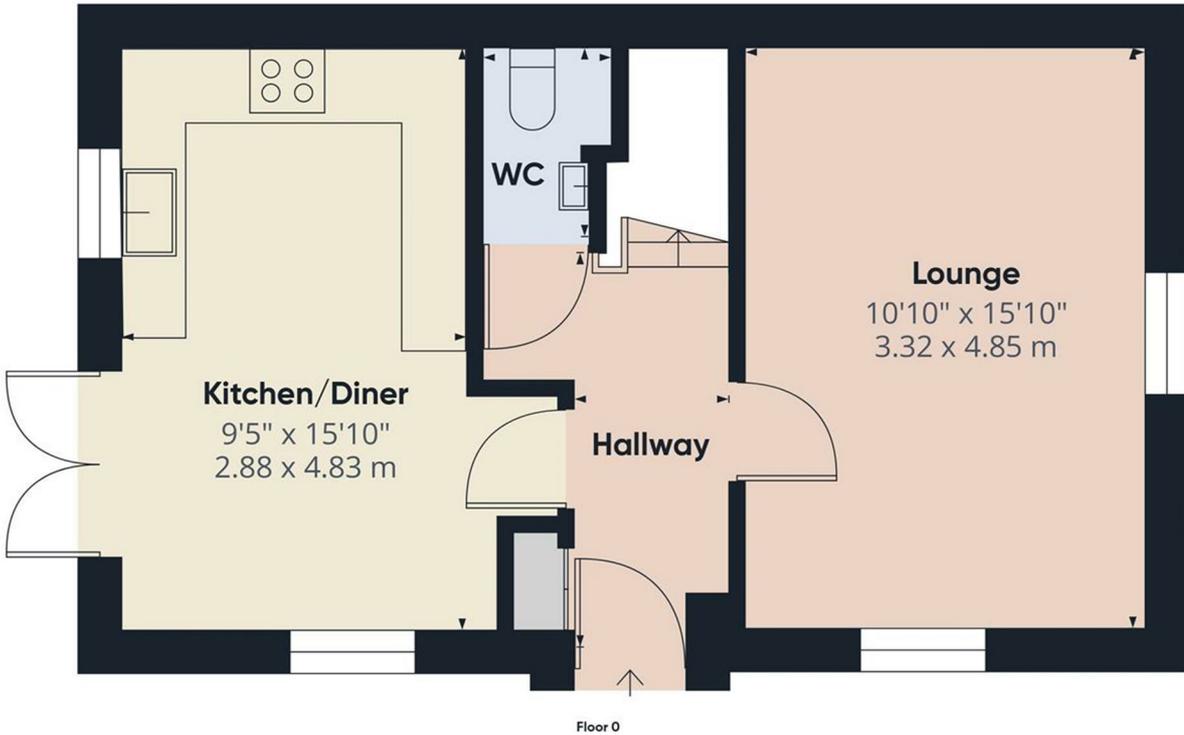
## *PHOTOGRAPH DISCLAIMER*

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. AI may have also been used to enhance photography.

## *PROPERTY TO SELL?*

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>(1)</sup>  
437 ft<sup>2</sup>  
40.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

