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Limb
MOVING HOME

1 Karrina Close, Hessle, East Yorkshire, HU13 0TY

- Stylish Detached House
- Four Beds/Two Baths
- High-Spec Kitchen
- Council Tax Band = E
- Landscaped Rear Garden
- Timber Cabin/Bar
- Substantial Parking
- Freehold / EPC = B

£389,950

INTRODUCTION

Positioned at the head of a no-through road, this detached residence represents a premier example of the "Swainby" design by the renowned Beal Homes. The property delivers a seamless blend of contemporary style and practical family living, characterised by high-specification finishes and a thoughtfully planned layout. The entrance hallway sets a practical tone with its bespoke, cleverly designed under-stairs storage, leading through to a spacious and light-filled lounge.

At the heart of the home, the expansive dining kitchen serves as a vibrant social hub, featuring premium Quartz worktops and bi-folding doors that dissolve the boundary between the interior and the landscaped grounds. The ground floor functionality is further enhanced by a dedicated utility room, a rear lobby, and a cloakroom/W.C. On the first floor, four well-proportioned bedrooms provide ample family accommodation, with the principal suite benefiting from a stylish en-suite alongside a modern family bathroom.

Outside, the rear garden has been transformed into a private oasis designed for low-maintenance enjoyment, featuring an artificial lawn, raised planters, and a pergola-shaded patio. A standout feature is the substantial timber cabin—complete with a built-in bar, power, and lighting—offering a versatile outdoor entertaining space that distinguishes this home from its contemporaries. With extensive parking for several vehicles and a prime cul-de-sac position, this is a property that truly caters to every aspect of modern life.

LOCATION

Historic Charm Meets Contemporary Riverside Living

Hessle is a vibrant and historic town situated on the north bank of the Humber, famed for its iconic views of the Humber Bridge. It offers an exceptional quality of life, celebrated for its unique character, bustling town square, and the picturesque Hessle Foreshore. Positioned alongside the prestigious villages of North Ferriby and Anlaby, Hessle provides a perfect blend of a close-knit community atmosphere and the sophisticated amenities of a thriving suburban hub.

Residents benefit from a thoughtfully developed local infrastructure that places a diverse range of amenities right on the doorstep. The heart of the town, centered around "The Weir" and the Square, is home to an eclectic mix of independent boutiques, popular cafés, and traditional pubs. For broader shopping needs, the nearby Sainsbury's superstore and retail parks are easily accessible, while the Country Park and Foreshore offer vast green spaces 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 the M62 corridor, while the Humber Bridge provides a direct link to North Lincolnshire and the South.

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 Way begins its trail here, offering stunning scenery and peaceful walking routes through rolling landscapes. Additionally, the East Yorkshire coast is within easy reach, allowing residents to enjoy the dramatic cliffs of Flamborough or the sandy shores of Bridlington. This blend of historic town living and natural beauty truly encapsulates the best of East Yorkshire life.

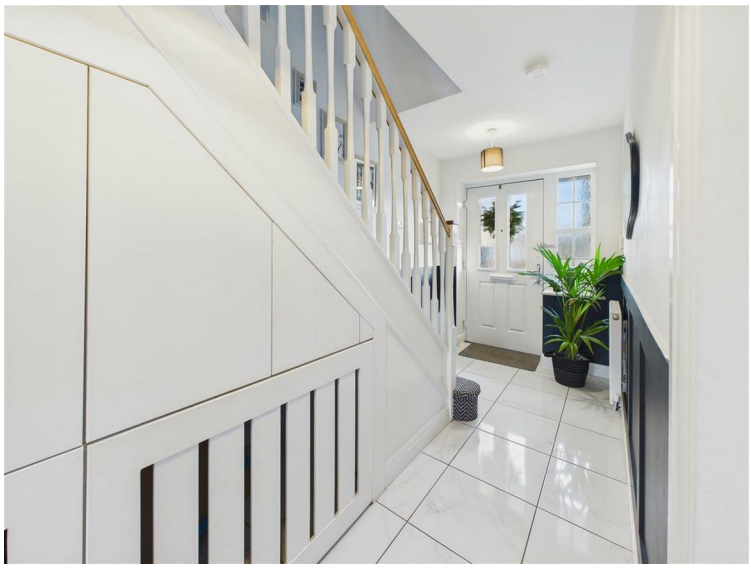
ACCOMMODATION

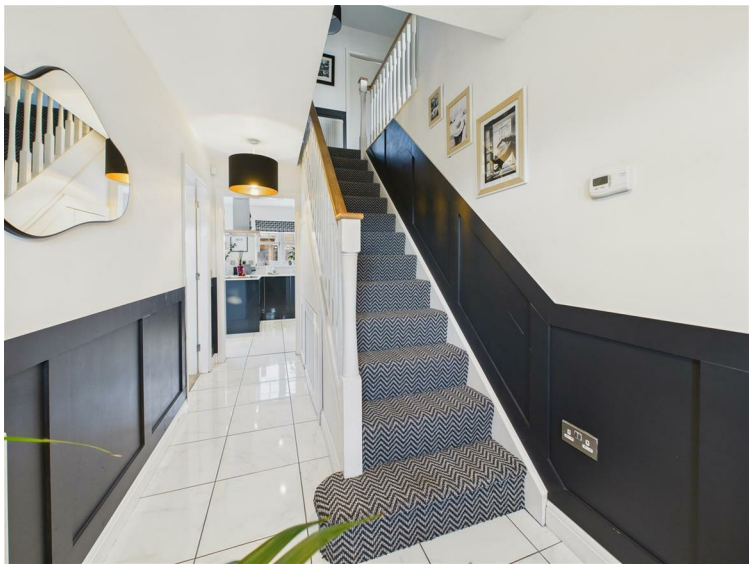
The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

ENTRANCE HALLWAY

With half panelling to walls and cleverly designed under stairs leading up to the first floor.





LOUNGE

With window to the front elevation and plantation shutters.

DINING KITCHEN

Situated to the rear of the property with bi-folding doors leading out to the rear garden. The stylish kitchen has a range of high gloss base and wall units with Quartz worktops incorporating a sink unit and a host of NEFF appliances including an oven, microwave oven, induction hob with ceiling mounted filter above. There is also an integrated fridge/freezer and dishwasher. Ample space for a table and chairs, tiled floor and window to rear.

DINING AREA

REAR LOBBY

With cupboard housing the gas central heating boiler and external access door to side.

CLOAKS/W.C.

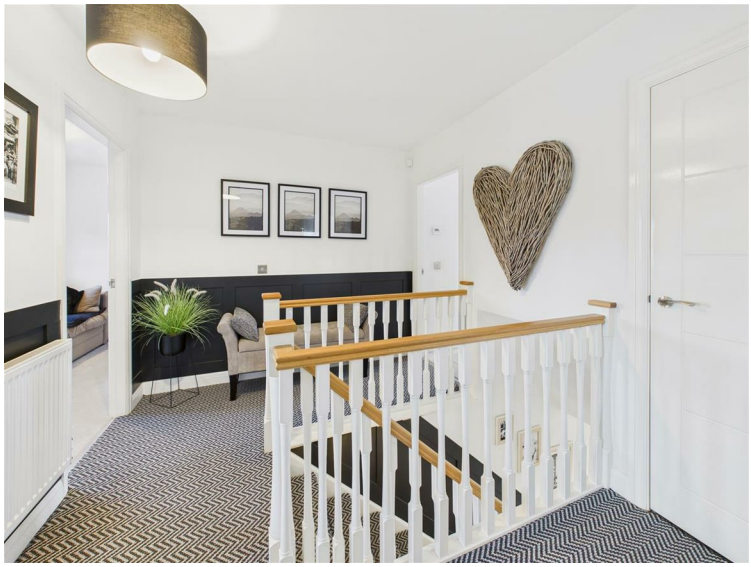
With low flulsh W.C., wash hand basin, part tiled walls, tiled floor and window to rear.

UTILITY/LAUNDRY ROOM

Converted from the rear part of the garage and enjoying fitted units with inset sink, plumbing for a washing machine and space for dryer. Internal access door to store.

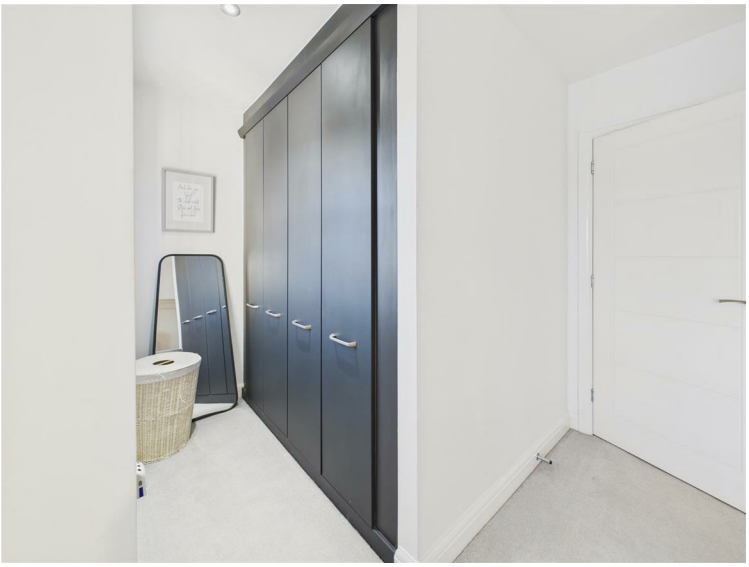
FIRST FLOOR

LANDING



BEDROOM 1

With fitted wardrobes and window to front with plantation shutters.



EN-SUITE SHOWER ROOM

Fully tiled with stylish suite comprising a walk in shower, wash hand basin and low flush W.C. Heated towel rail, inset spot lights and window to side.

BEDROOM 2

Window with plantation shutters to the front elevation.

BEDROOM 3

Window to rear.

BEDROOM 4

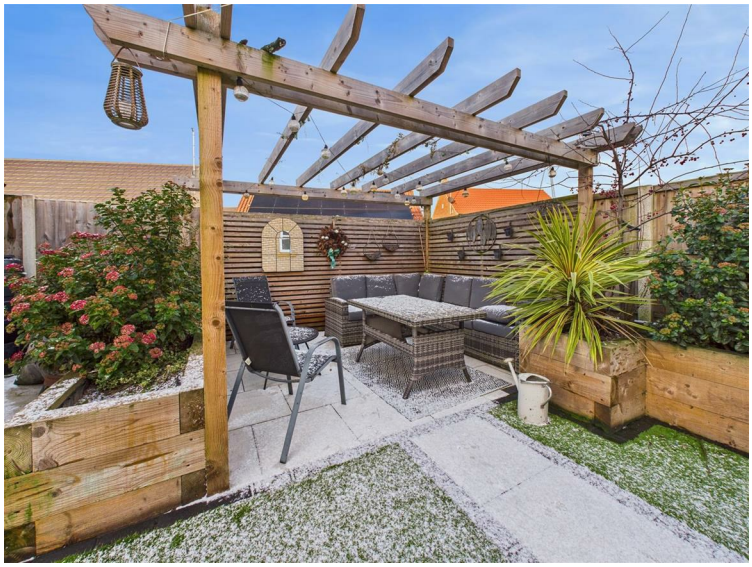
Window to rear.

BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Heated towel rail, part tiling to walls, tiled floor and window to rear.

OUTSIDE

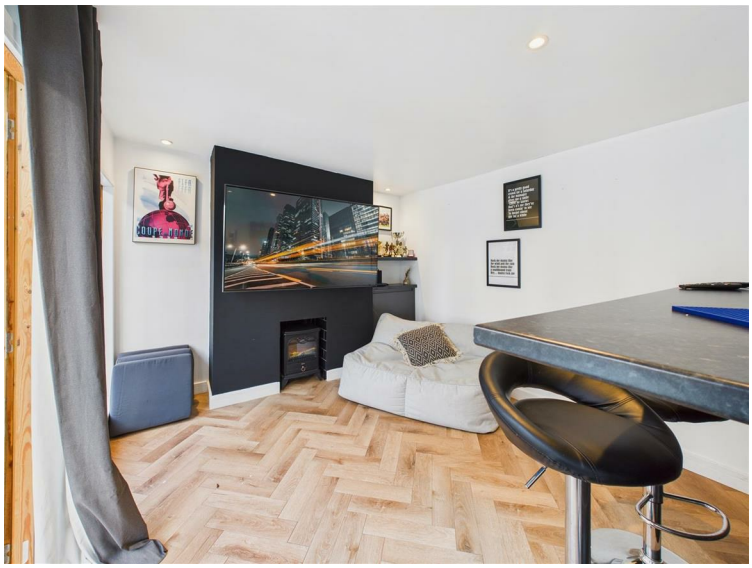
The property is positioned at the head of a no-through road and enjoys extensive parking for several vehicles to the front with an attractive lawned area. The rear garden enjoys much privacy and has been transformed into a private oasis designed for low-maintenance enjoyment, featuring an artificial lawn, raised planters, and a pergola-shaded patio. A standout feature is the substantial timber cabin—complete with a built-in bar, power, and lighting—offering a versatile outdoor entertaining space.



STORE

The rear of the garage has been converted to a good sized utility/laundry room and the front part measuring approximately10ft 1in x 12ft 8in has a roller door and is currently utilised as a gym.

TIMBER CABIN



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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

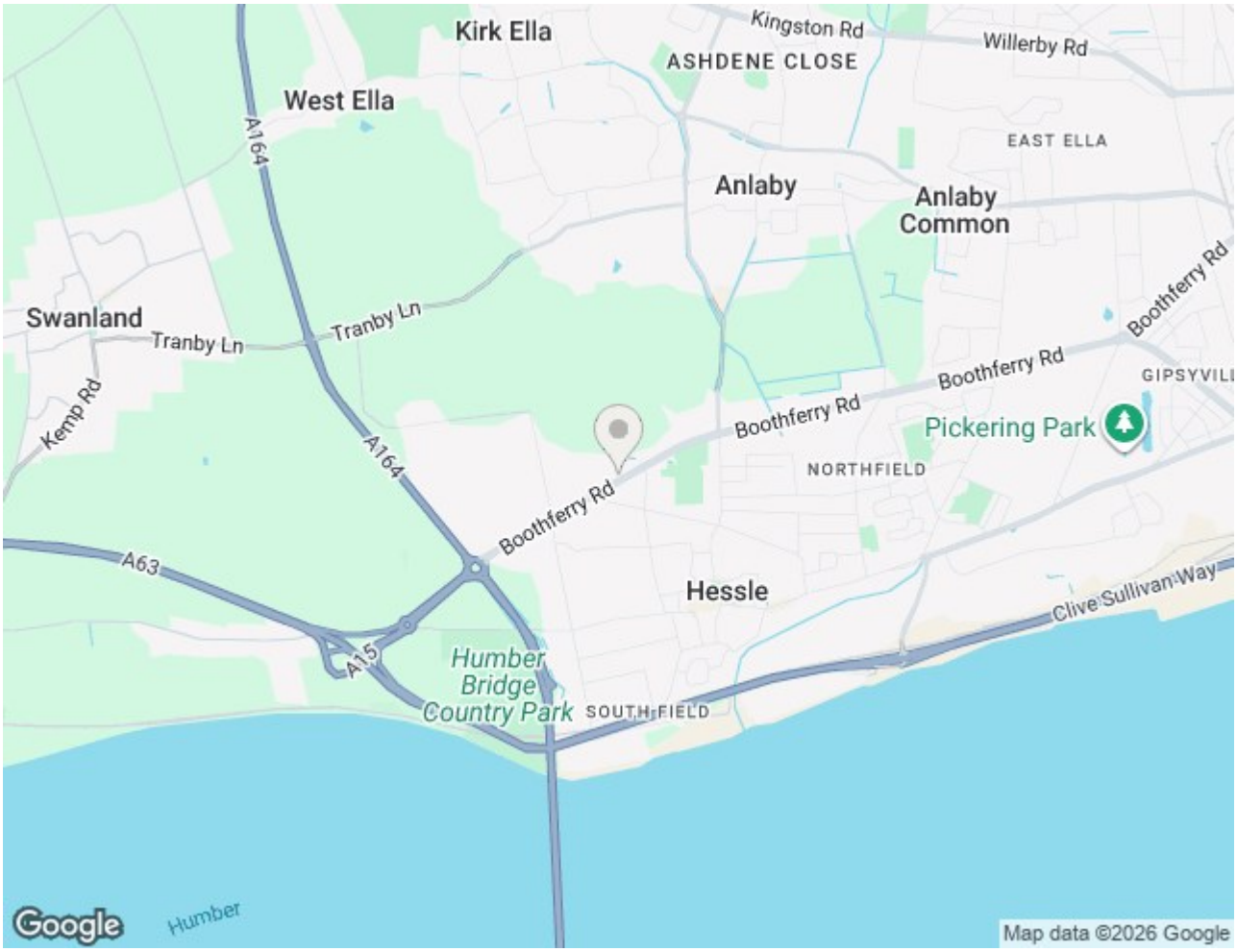
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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

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.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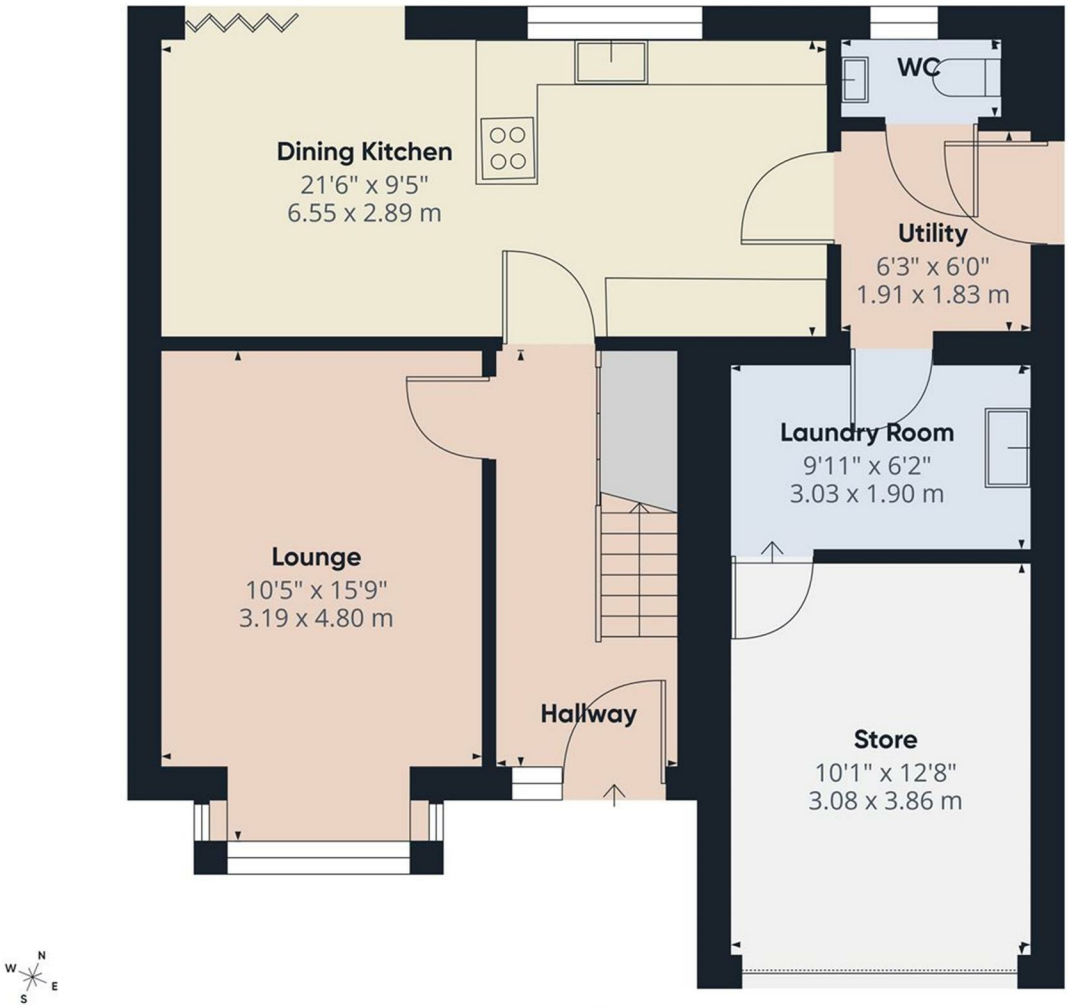
Kingston Rd
Willerby Rd
ASHDENE CLOSE
West Ella
A164
EAST ELLA
Anlaby
Anlaby Common
Swanland
Tranby Ln
Tranby Ln
Boothferry Rd
Boothferry Rd
GIPSYVILL
Kemp Rd
Boothferry Rd
Pickering Park
A164
NORTHFIELD
Boothferry Rd
A63
Hessle
Clive Sullivan Way
A15
Humber Bridge Country Park
SOUTHFIELD
Google
Humber
Map data ©2026 Google



Floor 0 Building 1

Approximate total area(1)

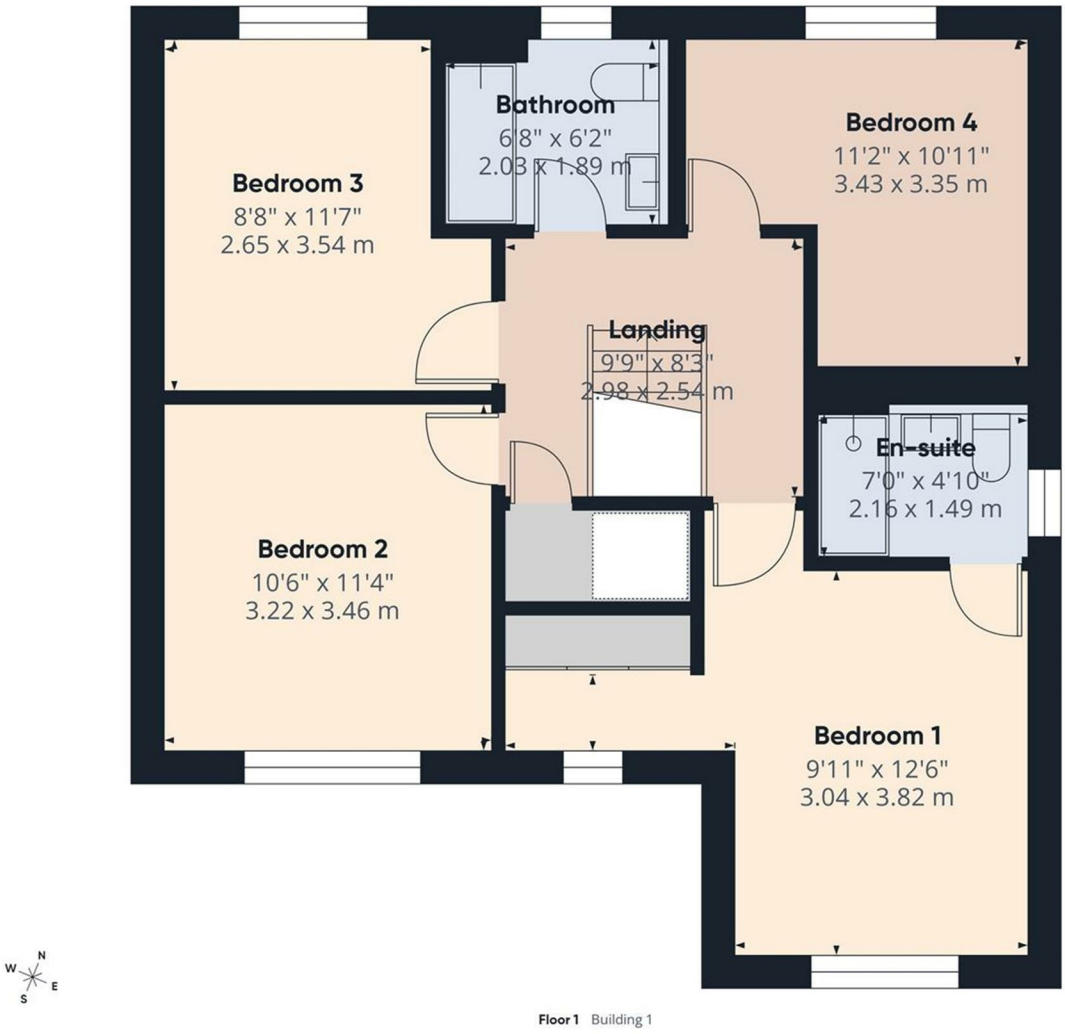
701 ft²

65.1 m²

(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



Approximate total area(1)
641 ft²
59.5 m²

(1) Excluding balconies and terraces

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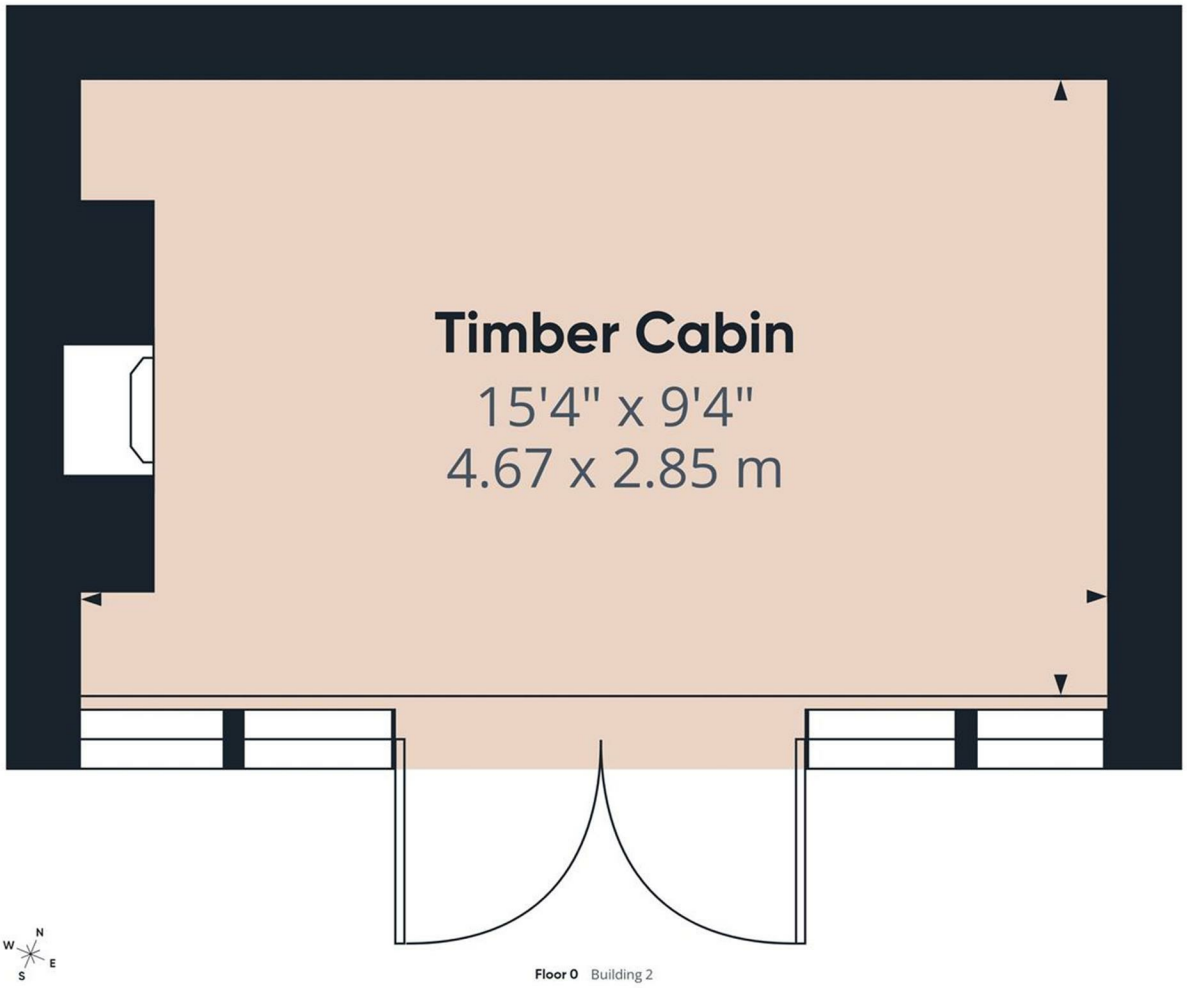

Approximate total area(1)

141 ft²

13.1 m²

(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.

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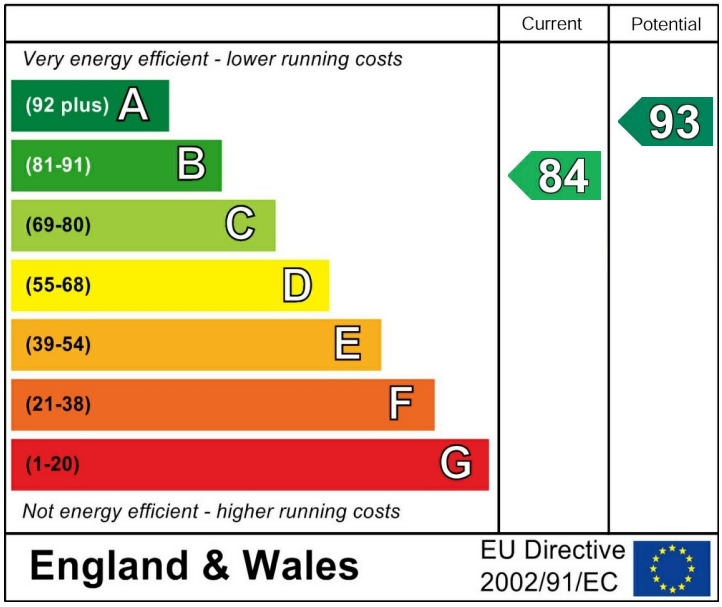
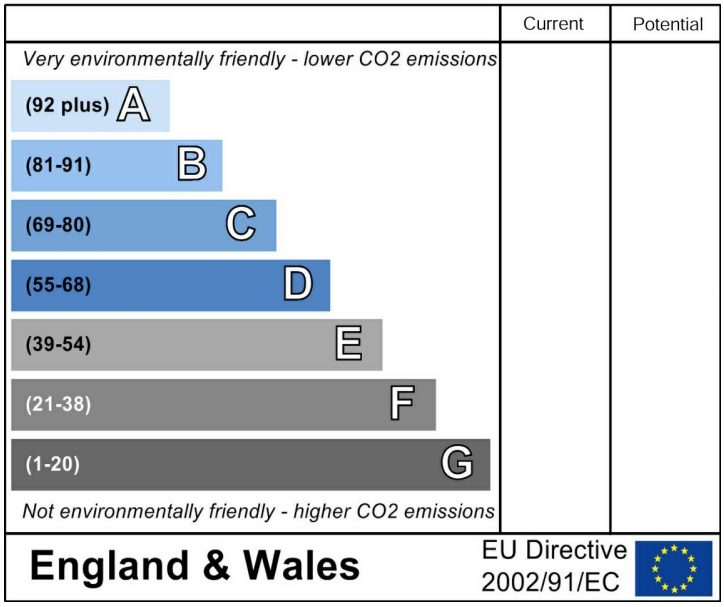
Energy Efficiency Rating



Environmental Impact (CO_2) Rating