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Matthew  
**Limb**  
MOVING HOME



*92 Station Road, Hessle, East Yorkshire, HU13 0BG*

- 📍 Superb Traditional Detached
- 📍 Well Proportioned Accomm.
- 📍 Three Reception Rooms
- 📍 Council Tax Band E

- 📍 Four Bedrooms
- 📍 Beautiful Surrounding Gardens
- 📍 No Onward Chain
- 📍 Freehold / EPC=E

£375,000

## INTRODUCTION

Offered for sale with no onward chain is this superb traditional detached residence with beautifully tended surrounding gardens. The property is accessed via double gates opening up to the gravelled forecourt which provides excellent off street parking. The well proportioned accommodation has the benefit of gas central heating to radiators and uPVC double glazing and briefly comprises a welcoming entrance hall with cloaks/W.C. situated off, lovely lounge with bay window to front elevation and double doors opening through to the dining room with bay window to the rear garden. There is a breakfast room, fitted kitchen and large utility room. Upon the first floor are four bedrooms and a family bathroom.

The lawned and mature garden extends to the south facing side elevation with high hedging and fencing to the boundary. There are also patio areas and a small lawn to the rear.



## LOCATION

The property is situated along Station Road in Hessle, close to its connection with Southfield. This established setting lies within walking distance of the bustling centre of Hessle where a superb range of shops and amenities are to be found including fine restaurants, cafes, bars, boutique shops, delicatessen, supermarket, newsagent, banks, chemist, gift shops, hair/beauty salons, health centre, take-aways and more, all of which make the Southfield area a truly desirable place to live. Situated approximately five miles to the west of Hull city centre, on the banks of the River Humber, Hessle benefits from excellent road and rail links with its own railway station, regular bus service and immediate access to the Clive Sullivan dual carriage way 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 HALL

Welcoming space with stairs to the first floor off.



## CLOAKS/W.C.

With low flush W.C. and wash hand basin. Windows to front elevation.

## LOUNGE

12'2" x 12'0" approx (3.71m x 3.66m approx)

Lovely room with large bay window to the front elevation. There is a feature fire surround with marble hearth and backplate housing a living flame gas fire. Double doors open through to the dining room.



## DINING ROOM

13'1" x 11'7" approx (3.99m x 3.53m approx)

With bay window and door leading to the garden.



## BREAKFAST ROOM

9'6" x 8'5" approx (2.90m x 2.57m approx)

With window to side elevation and opening through to the kitchen.



## KITCHEN

11'3" x 8'3" approx (3.43m x 2.51m approx)

Having a range of fitted base and wall units with laminate worksurfaces, one and a half sink and drainer with mixer tap, tiled splashbacks, cooker point. Windows to side elevations.



## UTILITY

11'0" x 8'3" approx (3.35m x 2.51m approx)

With fitted units, sink and drainer, plumbing for automatic washing machine, space for tumble dryer, tiled floor, window to side and external access door to rear.

## FIRST FLOOR

### LANDING

### BEDROOM 1

12'1" x 12'0" approx (3.68m x 3.66m approx)

With built in wardrobes and bay window to front elevation.



### BEDROOM 2

12'11" x 12'1" approx (3.94m x 3.68m approx)  
 Window to side elevation.



### BEDROOM 3

14'9" x 8'2" approx (4.50m x 2.49m approx)  
 Windows to front and rear elevations.



### BEDROOM 4

7'10" x 7'7" approx (2.39m x 2.31m approx)  
 Window to front elevation.



## BATHROOM

With suite comprising a walk in shower, wash hand basin and low flush W.C. Cylinder/airing cupboard. Window to side elevation.



## OUTSIDE

The property is accessed via double gates opening up to the gravelled forecourt which provides excellent off street parking. The garden extends to the south facing side elevation and is mainly lawned with attractive mature borders and high hedging and fencing to the boundary. There are also patio areas and a small lawn to the rear.



## REAR PATIO & LAWN



## 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

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.

### *STAMP DUTY LAND TAX*

#### Purchase Price of Property

£0 - £125,000 0%  
 £125,001 - £250,000 2%  
 £250,001 - £925,000 5%  
 £925,001 - £1,500,000 10%  
 £1,500,001 and over 12%

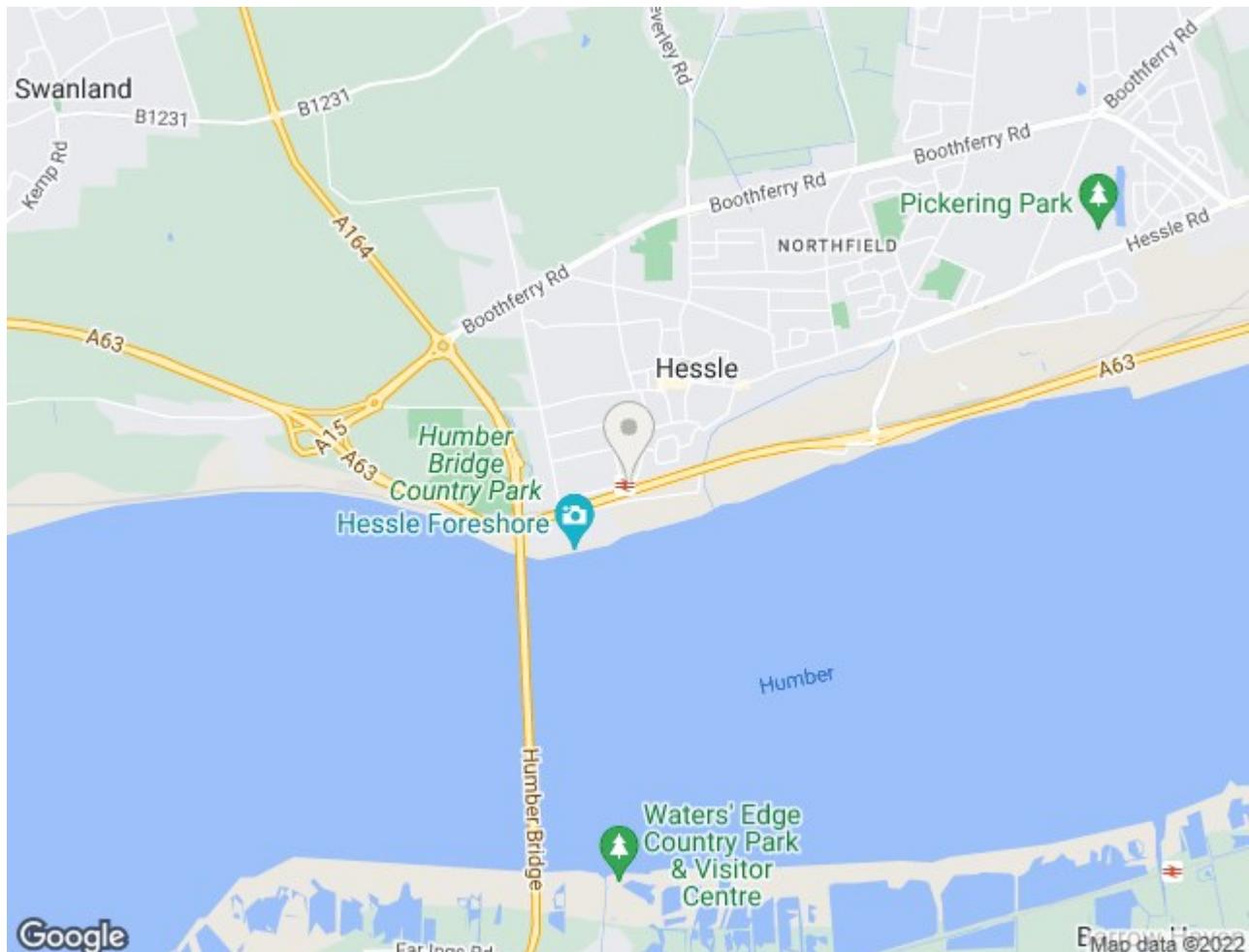
#### Rates Paid on the Part of the Property Price Within Each Tax Band

Should you have any queries please contact our office for clarification.

### *VIEWING APPOINTMENT*

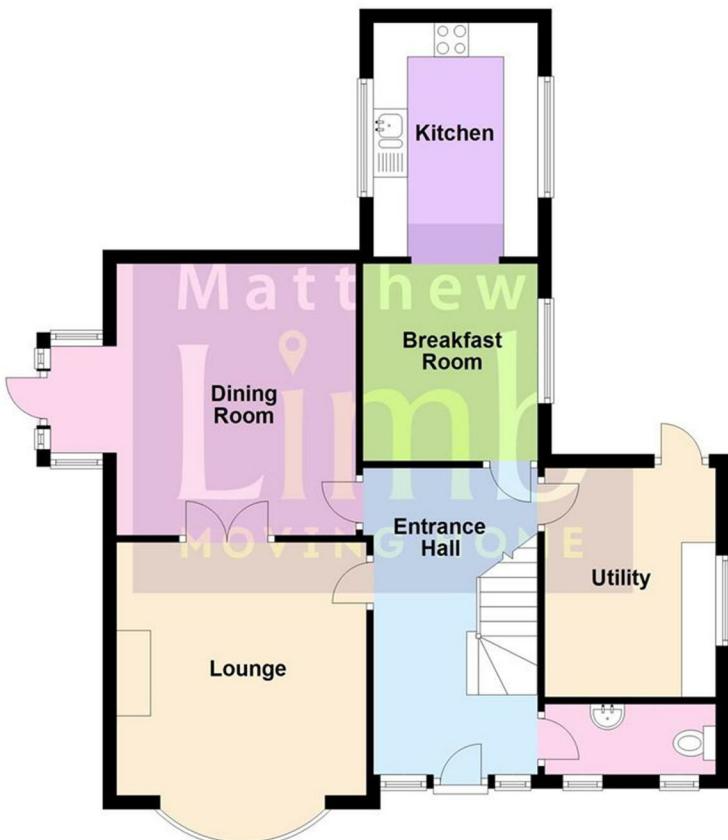
TIME .....DAY/DATE .....

SELLERS NAME(S) .....



**Ground Floor**

Approx. 69.4 sq. metres (747.4 sq. feet)



**First Floor**

Approx. 59.5 sq. metres (640.7 sq. feet)



Total area: approx. 129.0 sq. metres (1388.1 sq. feet)

