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Matthew
Limb
MOVING HOME



17 Broad Avenue, Hessle, East Yorkshire, HU13 0FH

- 📍 Modern Townhouse
- 📍 Three/Four Bedrooms
- 📍 Two Bath/Shower Rooms
- 📍 Council Tax Band= D
- 📍 Open Plan Living Kitchen
- 📍 Study
- 📍 Garden, Drive & Garage
- 📍 Freehold/EPC= B

£275,000

INTRODUCTION

This modern townhouse is situated within this popular residential development off Jenny Brough Lane, Hessle. The accommodation is arranged over three floors and briefly comprises an entrance hall, cloaks/W.C., study and an open plan living kitchen to the rear with contemporary fittings and double doors leading out to the garden. To the first floor is the main bedroom with en-suite shower room plus a lounge/bedroom 4. A staircase leads up to the second floor where there are two further double bedrooms and a modern bathroom. The property has the benefit of gas central heating to radiators and uPVC double glazing.

There is a lawned garden to the rear and a garage with parking space in front can be found to the rear of the property. Please note that whilst the house is freehold, the garage is leasehold.

LOCATION

Broad Avenue forms part of the current development by Messrs David Wilson Homes, situated off Jenny Brough Lane. This location is set amongst fields between the villages of Hessle and Swanland. Hessle has the benefits of excellent facilities including its own selection of high street shops, restaurants and cafe bars, delicatessen and stylish boutiques together with the easily accessible transport links such as the Hessle railway station and local bus station. Hessle town centre also benefits from the Hessle community centre and library plus a broad range of medical facilities. There are numerous leisure activities nearby including cycle paths and country walks, Hessle lawn tennis club, Hessle RUFC, Hessle sporting club and Riverview bowls club. Local gyms together with Haltemprice leisure centre and swimming pool are just a short drive away and there are a number of excellent golf courses and sporting facilities. Excellent links to Hull city centre, just five miles to the east are available and immediate access is gained to the Humber bridge, ideal for travelling to North Lincolnshire and Humberside airport. Travelling in a westerly direction convenient access is available to the A63 which leads into the M62 motorway network. The successful Hesslewood Country Business Park and brand new Bridgehead Business Park development are both just a short distance away, along with the Priory Park office and retail complex.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With storage cupboard housing the gas central heating boiler and where there is also plumbing for a washing machine. A staircase leads to the first floor.

CLOAKS/W.C.

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

STUDY

7'11" x 6'5" approx (2.41m x 1.96m approx)

Window to front.



OPEN PLAN LIVING KITCHEN

20'3" x 13'7" (measurements to extremes) (6.17m x 4.14m (measurements to extremes))



KITCHEN AREA

Having a range of contemporary fitted base and wall units with marble effect worksurfaces, sink and drainer with shower style mixer tap. Integrated appliances include a double oven, four ring gas hob with filter above, dishwasher and fridge/freezer.



DINING/LIVING AREA

With double doors opening out to the rear garden.



FIRST FLOOR

LANDING

With staircase leading to the second floor.

BEDROOM 1

13'7" x 10'5"(maximum) approx (4.14m x 3.18m(maximum) approx)
Windows to front elevation.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Heated towel rail.



LOUNGE/BEDROOM 4

13'7" x 11'0" approx (4.14m x 3.35m approx)
Windows to rear elevation.



SECOND FLOOR

LANDING

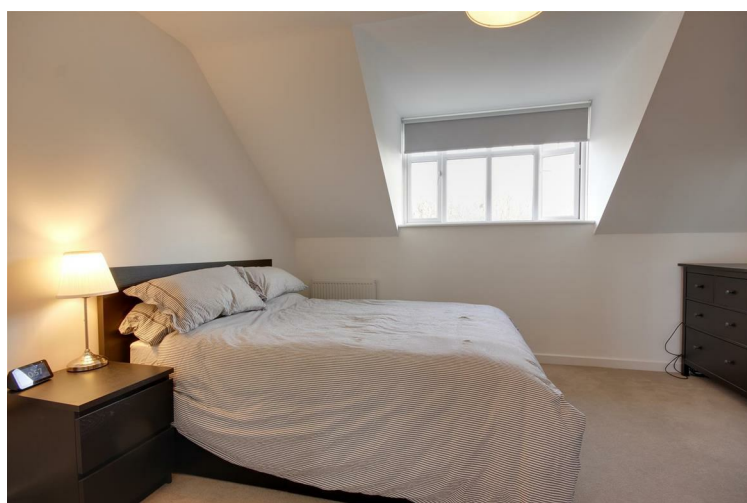
BEDROOM 2

13'7" x 12'3" approx (4.14m x 3.73m approx)
With window and Velux window to front.



BEDROOM 3

13'7" x 11'0" (maximum) approx (4.14m x 3.35m (maximum) approx)
Window to rear elevation.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Part tiling to walls, heated towel rail.



OUTSIDE

There is a lawned garden to the rear with fenced boundary and pedestrian access gate to the side. A garage with parking space in front is situated in the courtyard to the rear. Please note that the garage is leasehold (further details on request).



TENURE

Freehold. Whilst the property is freehold, there is a service charge for the maintenance of the residential development including landscaping and maintenance of the play area. This service charge is approximately £200 per annum payable twice a year. Further details available upon request.

Please note that the garage is leasehold. A copy of the lease is available on request.

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

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

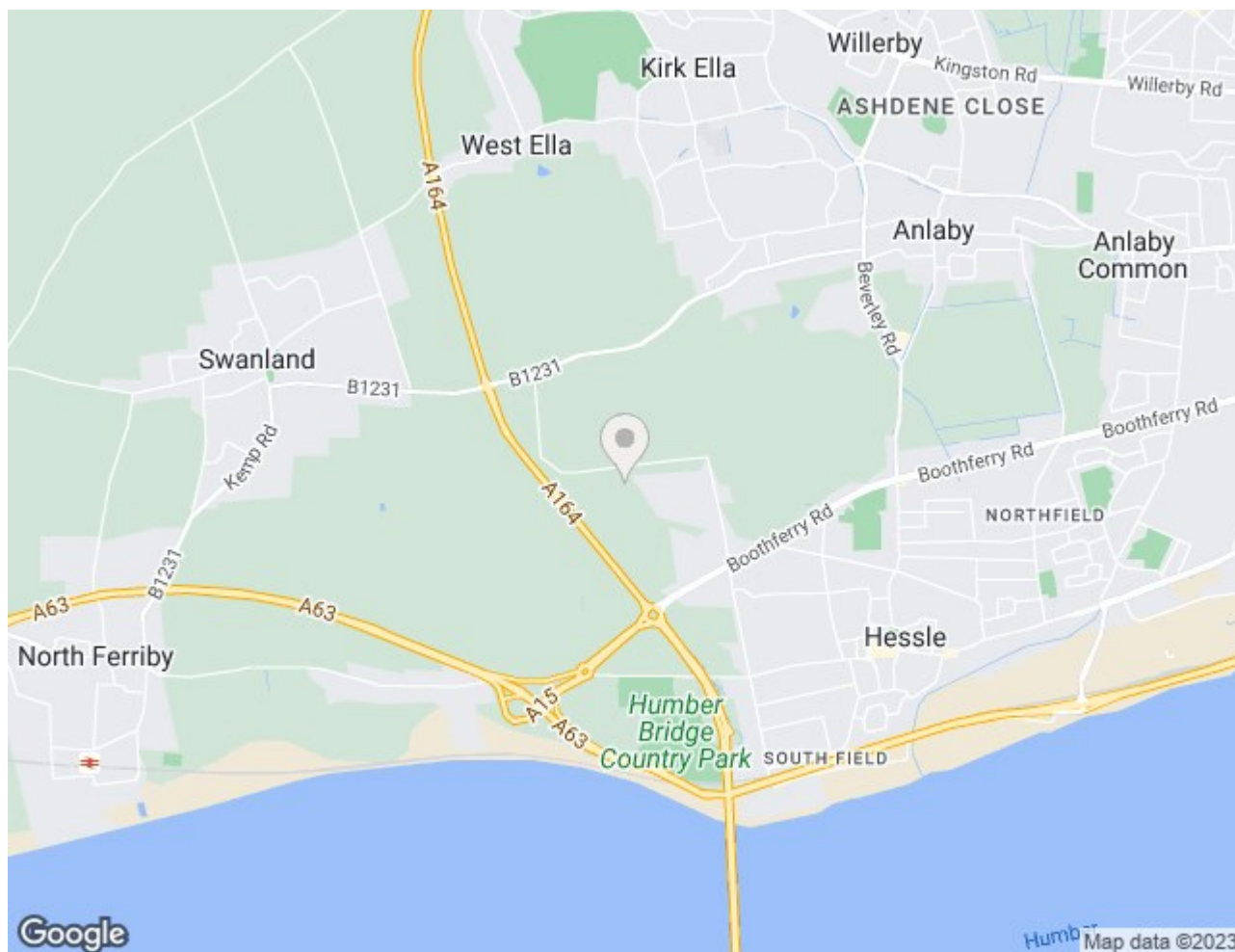
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

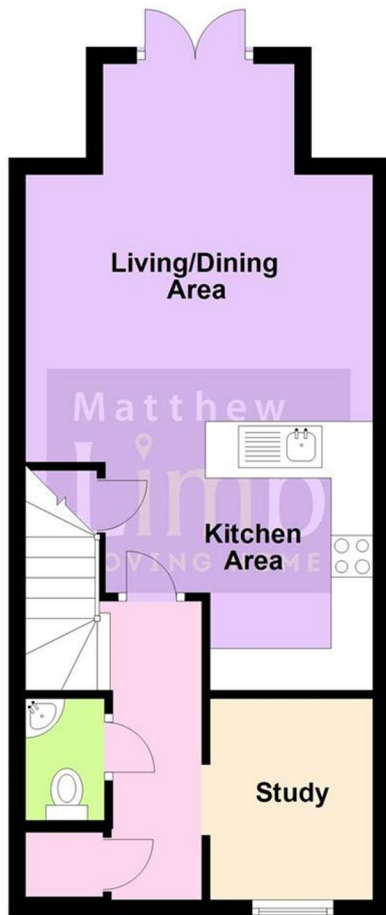
VALUATION SERVICE

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.



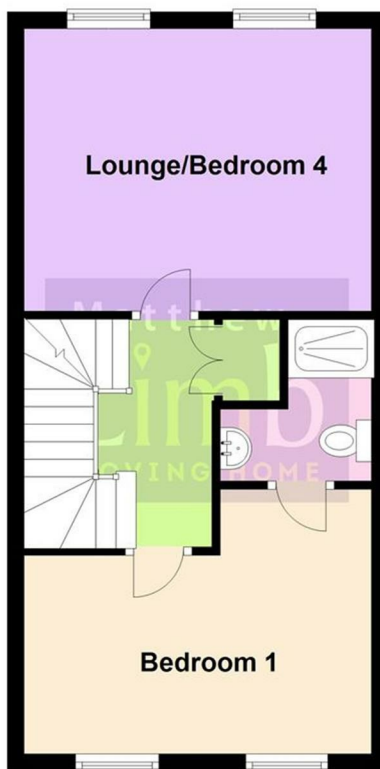
Ground Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.8 sq. feet)




Second Floor

Approx. 36.2 sq. metres (389.8 sq. feet)



Total area: approx. 111.7 sq. metres (1202.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	