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**Limb**  
MOVING HOME



*2053 Hessle Road, Hessle, East Yorkshire, HU13 9NN*

- 📍 Great Terraced House
- 📍 Extremely Spacious
- 📍 3 Bedrooms
- 📍 Council Tax Band = C

- 📍 Stunning Living Kitchen
- 📍 South Facing Garden
- 📍 Large Rear Garage
- 📍 Freehold / EPC = C

**£218,000**

## INTRODUCTION

Ready to move into is this attractively appointed traditional bay fronted property which stands in such a convenient position, well placed for Hessle's amenities and access to Hull, A63 and beyond. Stylishly modernised and decorated over the years, this lovely home features an entrance hall, lounge area in an open plan style through to a sitting/dining room and there is a stunning living kitchen with double doors opening out to the terrace and garden beyond. Upstairs are three bedrooms and a stylish bathroom. The accommodation has the benefit of gas fired central heating to radiators and uPVC framed double glazing. Outside, to the front is a block set forecourt with wrought iron railings to the perimeter and the rear garden is a particular feature being set out for easy maintenance with two contemporary patio areas and artificial grass. There is a large garage which extends across the full width of the plot and has automated doors to both front and rear, it is accessed by a rear tenfoot. In all, a lovely home of which early viewing is strongly recommended.

## LOCATION

The property is located on the south side of Hessle Road between Priors Way roundabout and First Lane, 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

Attractive residential entrance door opens to:

### ENTRANCE HALL

With stairs to first floor.

## DINING/SITTING ROOM

A full width room of generous proportions having a feature stone fire place and surround housing an electric fire. Oak framed double doors open through to the living kitchen and a wide arch way in an open plan style links through to the lounge area.



## LOUNGE AREA

With deep bay window to the front elevation.



## LIVING KITCHEN

Spanning the rear of the house with double doors opening out to the south facing patio and garden beyond. The kitchen features an extensive range of shaker style wood grain units, contrasting worksurfaces and a sink and drainer with a professional style mixer tap. Features also include an integrated oven, four ring hob with extractor hood above, integrated dishwasher and fridge freezer, plumbing for automatic washing machine. Tiled surround and tiling to the floor extends throughout. Wall mounted TV point.



## OUTSIDE WC

With low level WC and wash hand basin.



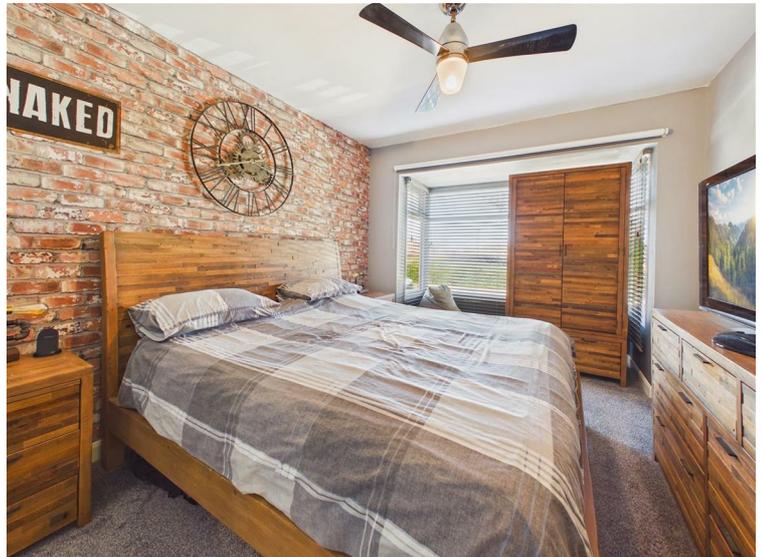
## FIRST FLOOR

### LANDING

Access to roof void.

### BEDROOM 1

A spacious double bedroom with deep bay window to the front elevation.



## BEDROOM 2

Again, a double bedroom with a south facing bay window to the rear elevation, wall mounted gas fired central heating boiler.



## BEDROOM 3

Window to the front elevation.



## BATHROOM

Stylish white suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over being a rainfall head and hand held shower system, glazed screen, attractive tiling to walls and floor, heated towel rail.



## OUTSIDE

Wrought iron railings and a gate surround the frontage of the property which is block set for easy maintenance. The back garden is a real treat, enjoying a sunny southerly facing aspect. Directly to the rear of the property is a large paved patio and a path, flanked by artificial lawn, leading to a further tiled terrace. A substantial garage has automated up and over entry doors to both front and rear elevations and access is from a rear tenfoot.



## REAR VIEW



## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of uPVC 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.

