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Limb
MOVING HOME



34 Tower Hill Drive, Hessle, East Yorkshire, HU13 0SL

- 📍 Beautifully Presented
- 📍 Stunning Breakfast Kitchen
- 📍 Luxurious Bathroom
- 📍 Council Tax Band = D
- 📍 3 Fitted Bedrooms
- 📍 Private Landscaped Garden
- 📍 Extensive Parking & Carport
- 📍 Freehold / EPC = C

£345,000

INTRODUCTION

Tucked away in a highly desirable position, just a short distance from Hesse town centre and The Weir, this beautifully presented semi-detached bungalow offers stylish and well planned accommodation complemented by a wonderful private garden.

The property has been thoughtfully improved and maintained by the current owner, creating a home that is ready to move into and enjoy. An entrance hallway leads to a spacious lounge featuring a fireplace and patio doors opening to the front elevation, whilst the heart of the home is undoubtedly the superb breakfast kitchen. Fitted with an extensive range of units, integrated appliances, solid oak worktops and a central granite topped island, the kitchen also benefits from French doors opening directly onto the garden.

There are three well proportioned bedrooms, each with fitted wardrobes, together with a luxurious bathroom complete with a powder coated Relax bath. The property further benefits from a water softener system.

Outside, the property enjoys ample off-street parking, a useful carport and an excellent degree of privacy to the rear. The beautifully maintained garden forms a delightful outdoor retreat, with a porcelain tiled patio and composite deck creating ideal spaces for outdoor dining and entertaining, complemented by an abundance of established shrubs and planting to the borders.

LOCATION

The property is located along Tower Hill Drive which runs off Tower Hill and The Weir 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

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

Residential entrance door to:



ENTRANCE HALLWAY

A welcoming 'L' shaped entrance hallway providing access to the accommodation throughout. A loft hatch with fitted ladder leads to the partially boarded loft space, which offers useful storage and excellent potential for further extension or conversion, subject to the necessary consents being obtained.



LOUNGE

A generously proportioned lounge situated to the front of the property, with sliding patio doors allowing an abundance of natural light to flood the room. A feature fire surround incorporating a living flame gas fire provides an attractive focal point, complemented by coving to the ceiling and a television point.



BREAKFAST KITCHEN

A beautifully appointed breakfast kitchen enjoying an attractive outlook over the rear garden and creating an exceptional space for both everyday living and entertaining. French doors open directly onto the patio, whilst additional windows ensure the room is flooded with natural light.

The kitchen is fitted with an extensive range of shaker style base and wall units complemented by solid oak worktops and a substantial granite topped central island incorporating a breakfast bar. A comprehensive range of integrated appliances includes a double electric oven, five ring gas hob with filter hood above, larger fridge, undercounter freezer, washer/dryer and dishwasher. Karndean flooring extends throughout, whilst a side facing window is fitted with a remote controlled blind.





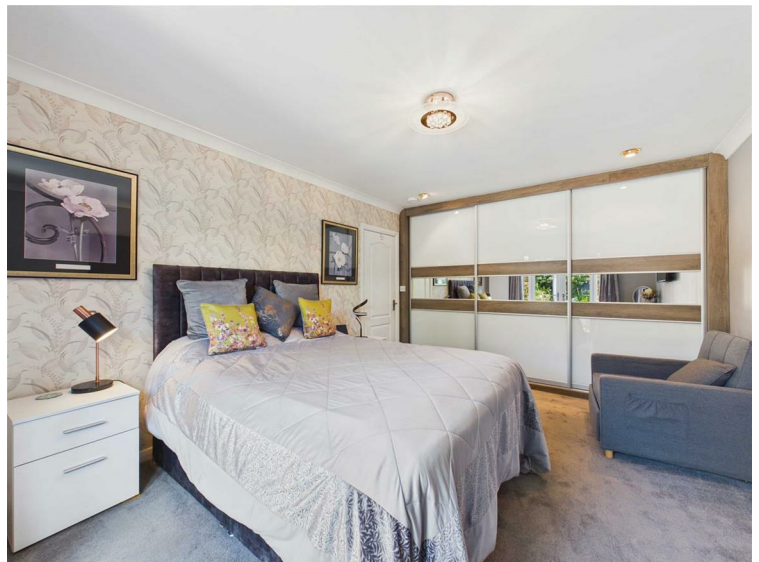
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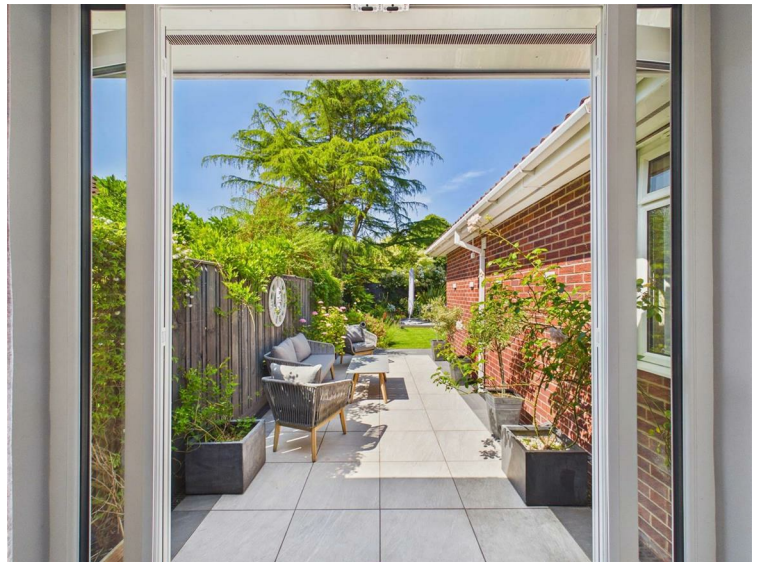
Fitted with a low flush W.C. and wash hand basin. The room benefits from Karndean flooring, a heated towel rail and a window to the side elevation providing natural light and ventilation.



BEDROOM 1

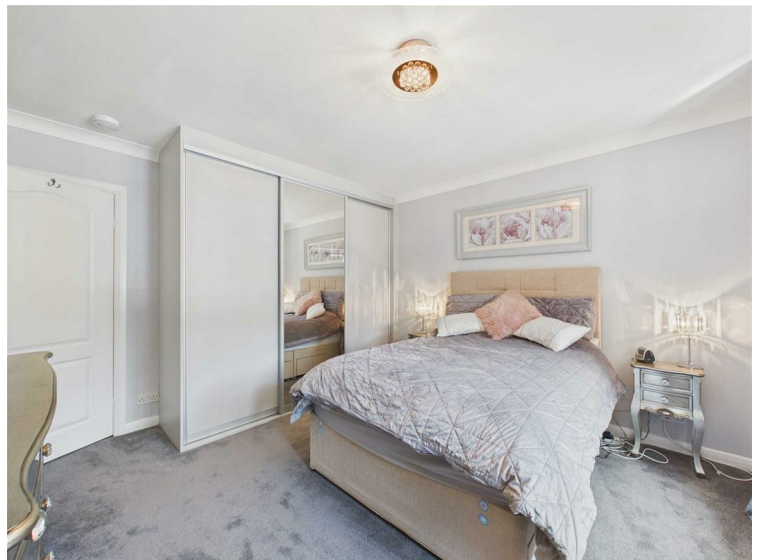
A generous double bedroom with French doors opening directly onto the porcelain tiled patio, creating a pleasant connection to the beautifully maintained rear garden. Fitted wardrobes with mirrored sliding doors provide excellent storage, whilst coving to the ceiling and a television point complete the room.





BEDROOM 2

A spacious double bedroom enjoying a pleasant outlook to the front elevation through a feature bow window. The room benefits from fitted wardrobes, coving to the ceiling and a television point.



BEDROOM 3

A versatile third bedroom, currently utilised as a home office, with a window to the side elevation providing natural light. A fitted cupboard houses the gas central heating boiler and water softener, whilst also offering useful storage.



BATHROOM

Beautifully appointed and finished to a high standard, this spacious bathroom is fitted with a luxurious suite comprising a powder coated steel Relax bath, a generous shower enclosure with Aqua Lisa digital shower, contemporary vanity unit with moulded wash hand basin and integrated lighting, concealed flush W.C. and an illuminated vanity mirror.

The room further benefits from a tiled floor, partial wall tiling, inset ceiling spotlights, a designer style heated towel rail and feature radiator. Two extractor fans and a side facing window provide ventilation and natural light.



OUTSIDE

The property occupies a generous plot with an extensive block paved driveway providing parking for numerous vehicles. A covered carport to the side offers additional sheltered parking and leads through to the rear garden.

A particular feature of the property is the beautifully landscaped rear garden which enjoys a high degree of privacy. Thoughtfully designed and meticulously maintained, the garden is laid predominantly to lawn and is framed by well stocked borders containing an abundance of mature shrubs, flowering plants and specimen trees, creating colour and interest throughout the seasons.

Perfect for both relaxing and entertaining, the garden benefits from a porcelain tiled patio adjoining the property together with an impressive composite decked seating area. A timber summerhouse with power, lighting and consumer unit provides excellent versatility and could be utilised as a garden retreat, hobby room or workspace.

Further practical features include external lighting, outdoor power points and outside water taps.



REAR VIEW



COMPOSITE DECK



PATIO



GARDEN TO SIDE



SHARED ACCESS

Access onto the driveway and property is shared with neighbouring bungalow.

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 D. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.

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 be relied upon as being to scale.

Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:

(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.

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 sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

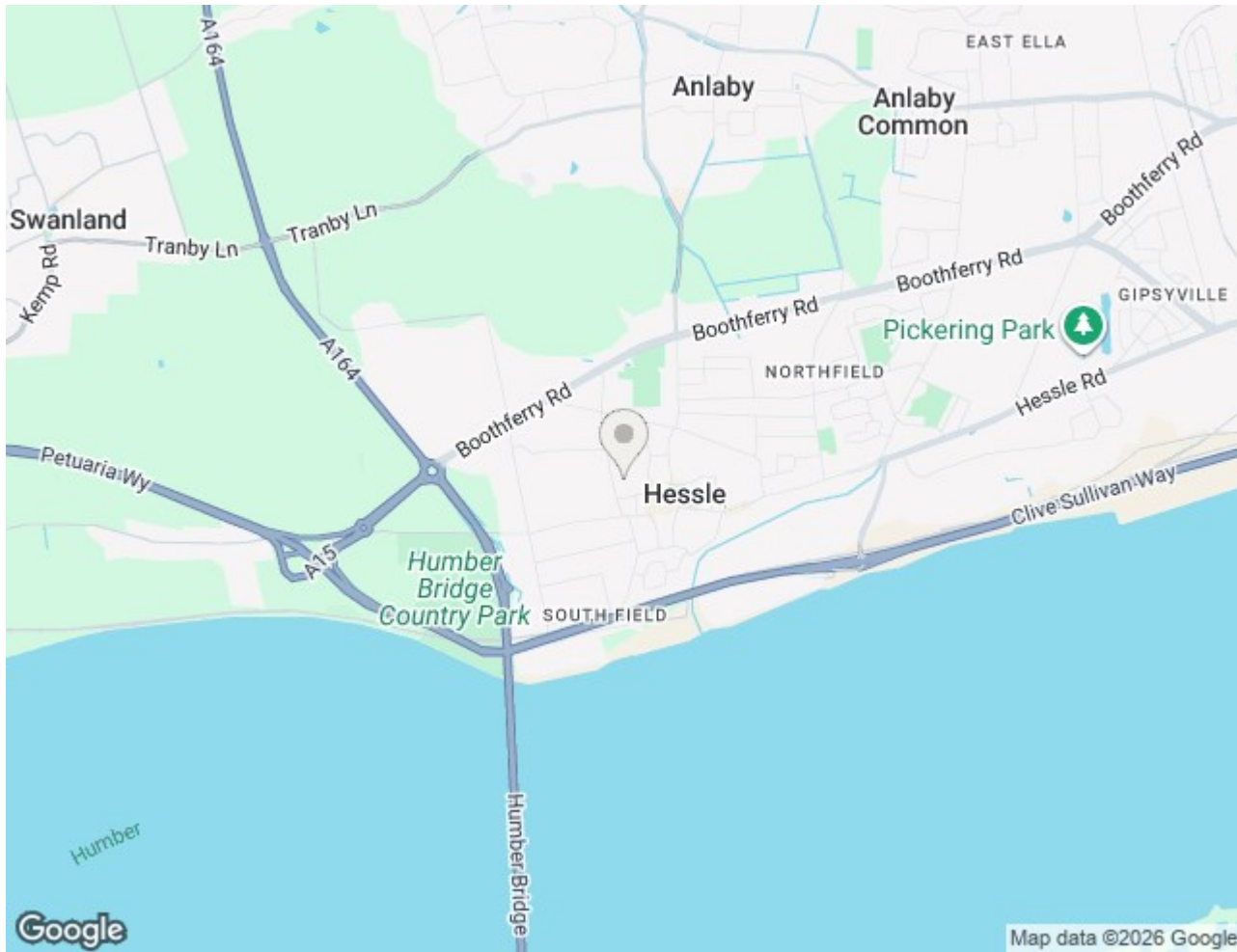
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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^m
1167 ft²
108.3 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	81
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	