

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



24 Ferriby Road, Hessle, East Yorkshire, HU13 0PG

- 📍 No Onward Chain!
- 📍 Substantial Edwardian Home
- 📍 Accommodation Over 3 Floors
- 📍 Council Tax Band = E
- 📍 5 Bedrooms
- 📍 Full Refurbishment Required
- 📍 Close To Hessle Centre
- 📍 Freehold / EPC =

£275,000

INTRODUCTION

Situated close to the centre of Hessle and within easy reach of The Weir, this substantial Edwardian terraced property offers an excellent opportunity for those looking to undertake a comprehensive refurbishment project. Arranged over three floors and retaining the generous proportions associated with its period, the property provides extensive accommodation including five bedrooms and is offered for sale with no onward chain.

The ground floor comprises an entrance hallway, lounge, separate dining room and breakfast kitchen, together with a utility/rear lobby and W.C. Upon the first floor are three double bedrooms, a bathroom and separate W.C., while two further bedrooms occupy the second floor.

The property now requires a full programme of refurbishment, providing considerable scope to update and reconfigure the accommodation to individual tastes and requirements.

Outside, there is a garden area to the front, while to the rear is an enclosed garden with useful brick-built stores.

With its generous three-storey layout, five bedrooms and convenient position close to Hessle centre, this is a particularly interesting opportunity for those seeking a substantial period property to renovate, with the added advantage of no onward chain.

LOCATION

The property is situated within the Conservation Area along Ferriby Road, Hessle, close to The Weir. 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

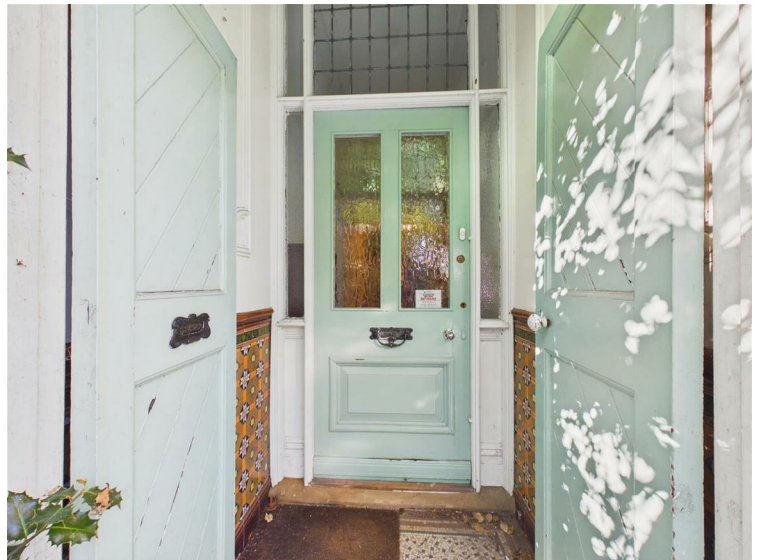
The layout and room sizes are detailed on the attached floorplan.

Double doors open to:



STORM PORCH

With residential entrance door to:



ENTRANCE HALL

With staircase leading up to the first floor and cupboard under.



DINING ROOM

With tiled fire surround, sink to corner, ornate ceiling and coving. Window to rear.



LOUNGE

With tiled fire surround and open grate, ornate ceiling and cornicing, bay window to the front elevation.



BREAKFAST ROOM

With fitted cupboards to alcoves, gas fire, window to side.



KITCHEN

With fitted unit, sink and drainer, space for washing machine, dishwasher and cooker. Window to side.



REAR LOBBY/UTILITY

With external access door to rear.

W.C.

With low flush W.C. and wash hand basin. Window to side.

FIRST FLOOR

LANDING

With staircase leading up to the second floor.

BEDROOM 1

With electric heater, feature fire surround with cast insert and open grate. Windows to the front elevation.



BEDROOM 2

With storage cupboard housing the water tank. Windows to the rear and side elevations.



BEDROOM 3

With cupboard and shelving to alcoves. Tiled fireplace with open grate. Window to rear.



BATHROOM

With bath and wash hand basin. Window to side.



W.C.

With low flush W.C. and window to side.

SECOND FLOOR

LANDING



BEDROOM 4

With fireplace and cast insert. Window to the front elevation.



BEDROOM 5

With fireplace and cast insert. Velux style window to rear.

OUTSIDE

Outside, there is a garden area to the front, while to the rear is an enclosed garden with useful brick-built stores. There is fencing to the perimeter and a gate provides access to the passageway to the rear.



HEATING

The property has two electric heaters and a gas fire, together with open fireplaces within a number of the bedrooms and main living areas. Please note that none of these have been tested or checked for operation.

GLAZING

The property has timber framed single glazed windows.

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, such as floor coverings, curtains and light fittings. 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

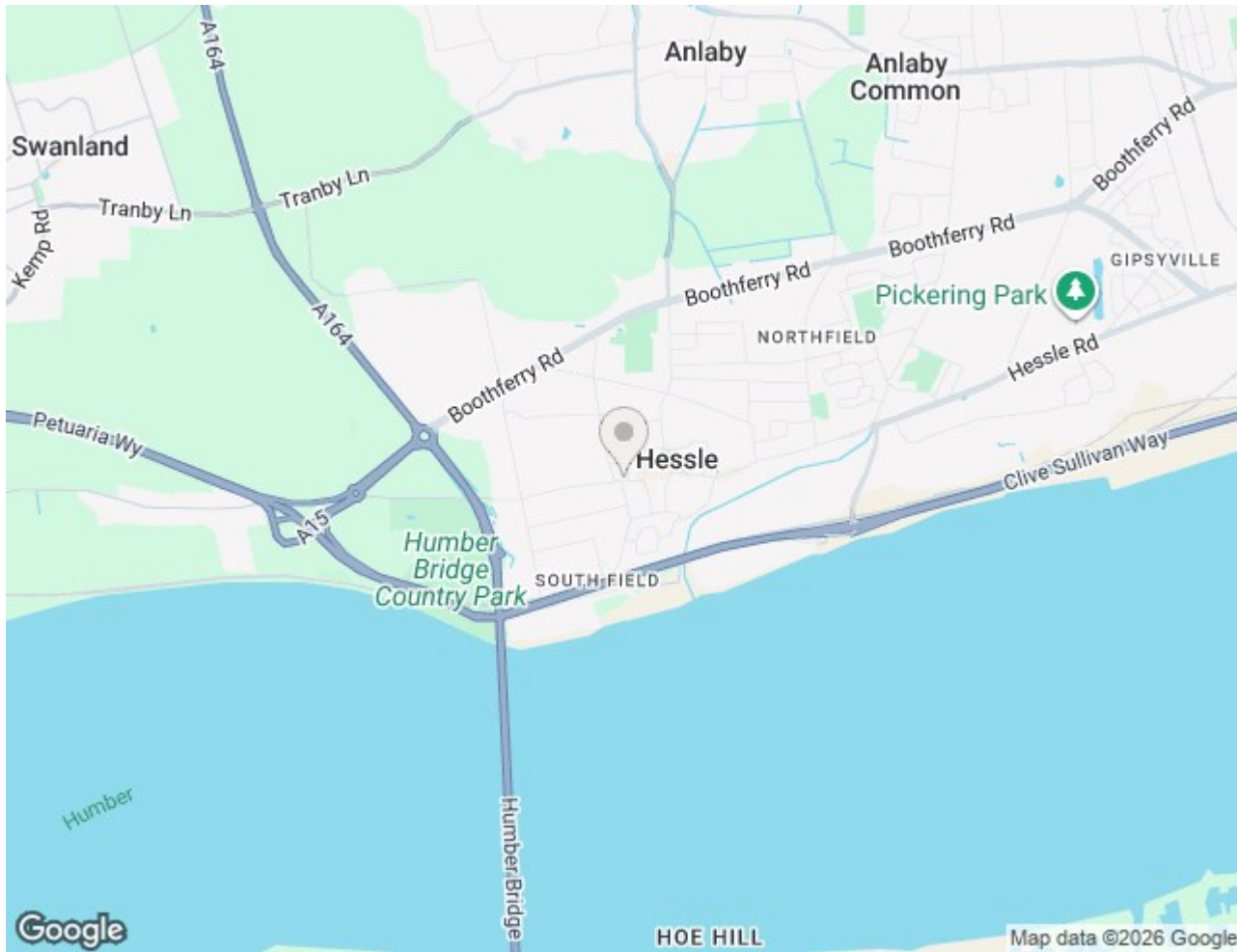
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware 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.





Floor 0



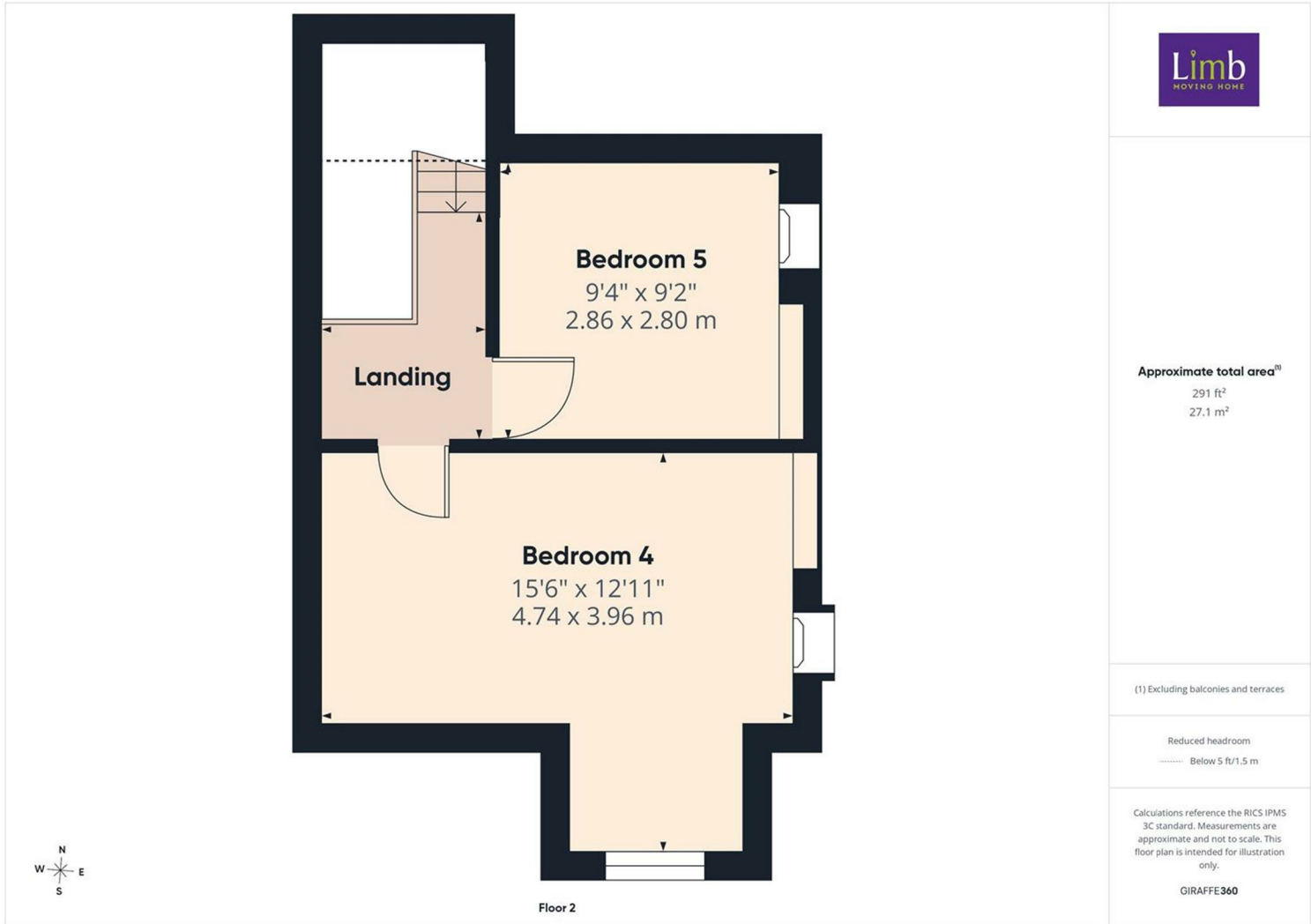
Approximate total area⁽¹⁾
 763 ft²
 70.8 m²

(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		
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	