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Limb
MOVING HOME









36 St. Marys Close, Hessle, East Yorkshire, HU13 0HJ

- PRICED TO SELL
- Stylish Modern House
- 4 Beds / 2 Baths
- Council Tax Band = E
- 2 Reception Rooms
- Dining Kitchen
- Popular Cul-De-Sac
- Freehold / EPC = C

Offers Over £280,000

INTRODUCTION

PRICED TO SELL. This stylish four bedroom detached house stands within the popular cul-de-sac setting of St. Marys Close, accessed from Hessle Foreshore/Cliff Road, close to the iconic Humber Bridge. Attractively priced and ready to move into is this ideal family home which features two separate reception rooms and a contemporary dining kitchen with double doors opening to the garden. There is also a utility area and cloaks/W.C.. Upon the first floor are four good sized bedrooms, en-suite and family bathroom. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. Good parking is available to the front of the house with garden areas to both front and rear. Viewing is strongly recommended.

LOCATION

St Marys Close is situated along Hessle Foreshore, ideally placed for breath-taking views and the riverside walks afforded. The popular Country Park Pub and Restaurant lies nearby and an excellent range of facilities and amenities are located in around Hessle centre. Situated approximately 5 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 carriageway 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 and in addition to many recreational facilities.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With stairs to first floor off.

LOUNGE

An attractive lounge with bay window to front elevation and feature stone fire surround housing a contemporary log effect electric fire.



SITTING/DAY ROOM

Window to front elevation.



DINING KITCHEN

Situated to the rear of the house with double doors opening out to the garden plus further window. The kitchen features an excellent range of fitted high gloss units with integrated double oven, five ring gas hob, ceiling mounted extractor hood above, dishwasher, wine chiller, fridge freezer.









UTILITY ROOM

With further matching fitted units, space for washer dryer and an integrated freezer, window to side, door to rear.

W.C.

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

FIRST FLOOR

LANDING

With cylinder cupboard off.

BEDROOM 1

A luxurious bedroom suite with fitted wardrobes, matching drawers and cupboards, window to front elevation.



EN-SUITE SHOWER ROOM

With shower cubicle, fitted furniture with concealed flush W.C. and wash hand basin, tiling to the walls, heated towel rail.



BEDROOM 2

Window to rear elevation.



BEDROOM 3

Window to front elevation.



BEDROOM 4

Window to rear elevation.



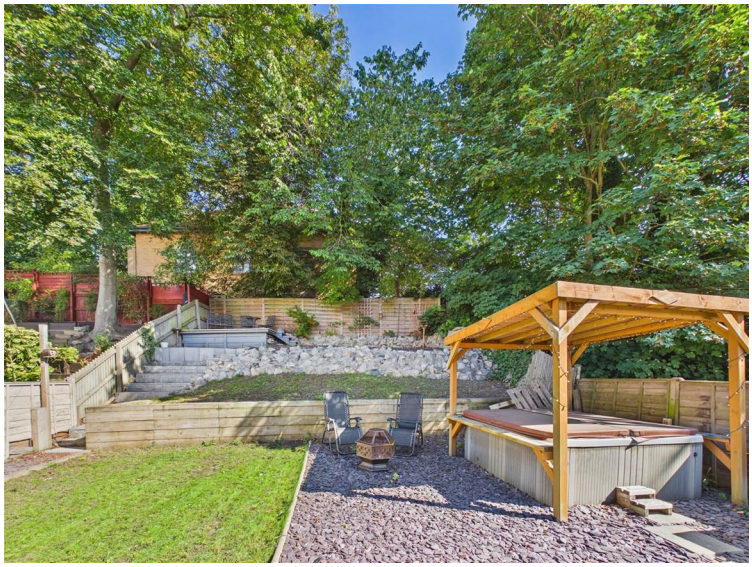
BATHROOM

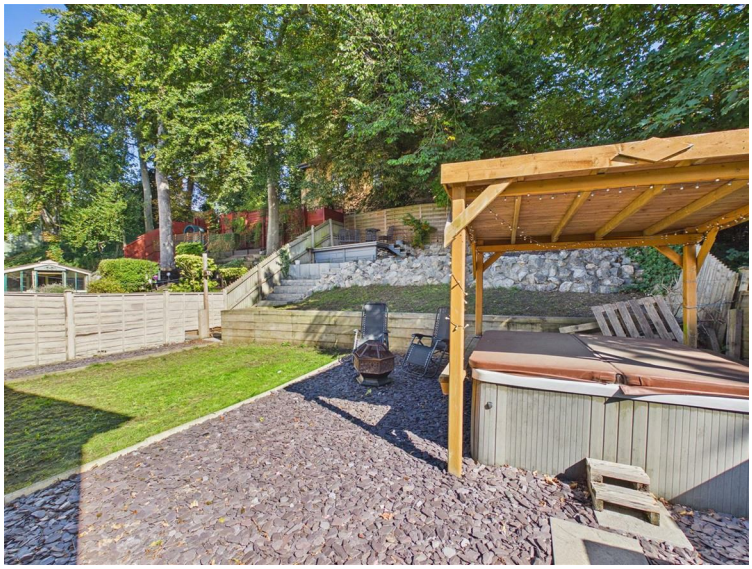
With stylish white suite comprising low level W.C., shaped bath with shower over and spray screen, wash hand basin in cabinet, tiling to the walls, heated towel rail.



OUTSIDE

A lawned garden extends to the front and a driveway provides good parking. To the rear is a lawn and slated garden with terraces beyond complete with seating areas.





HEATING

The property has the benefit of gas central heating to radiators.

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 E. We would recommend a purchaser make their own enquiries to verify this.

NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

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

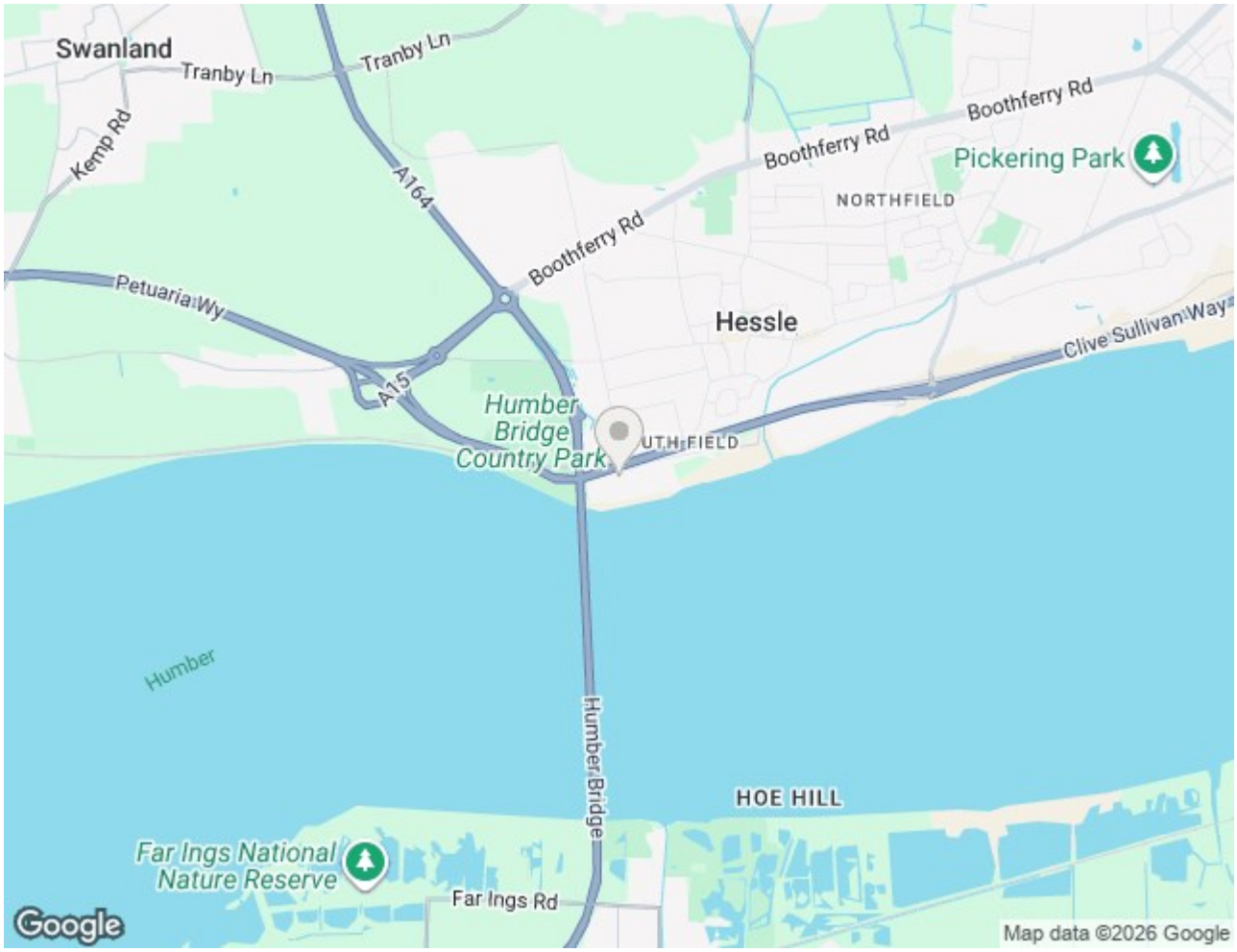
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware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

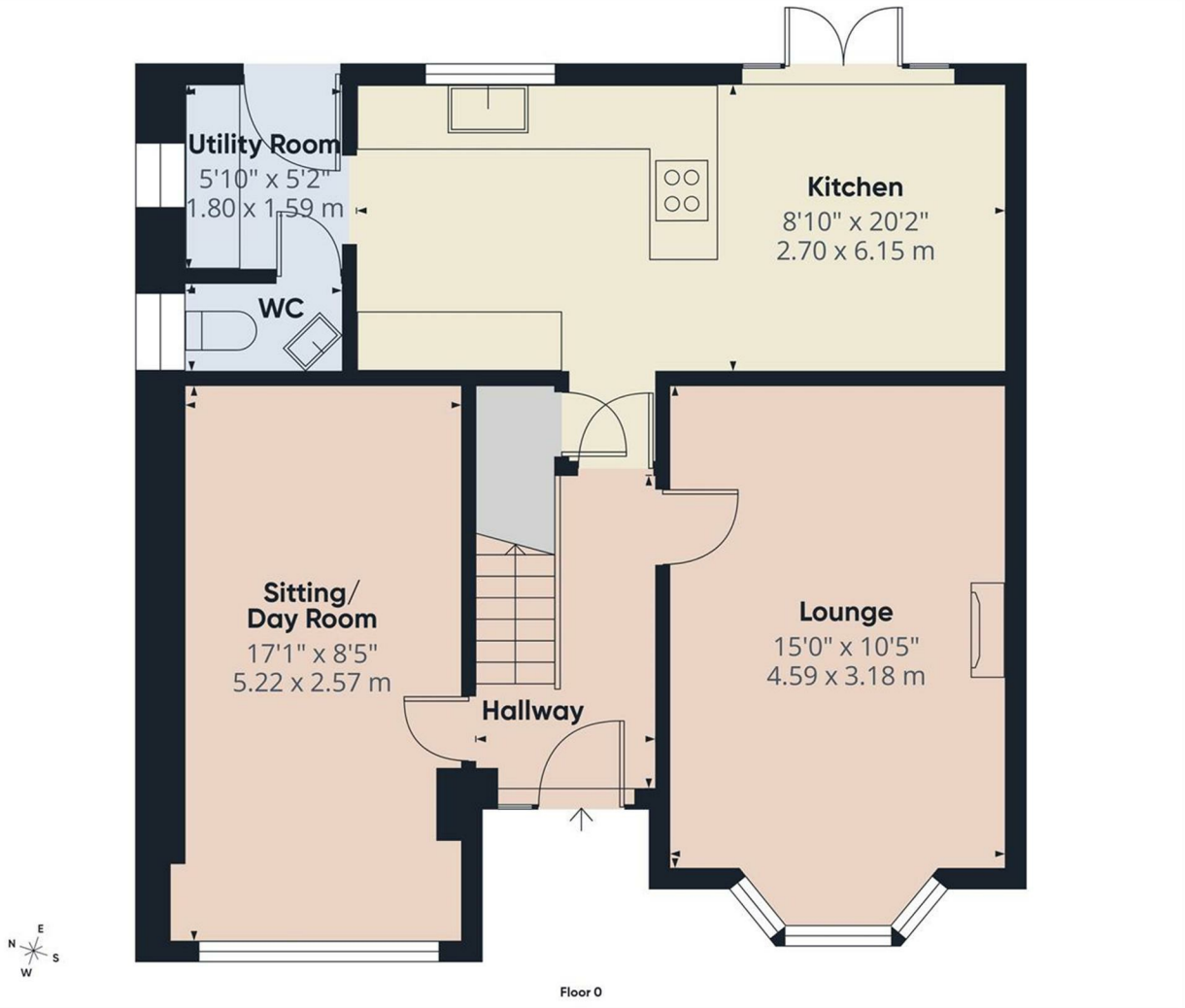
PROGRESSING AN OFFER

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.


Swanland
Tranby Ln
Tranby Ln
Kemp Rd
A164
Boothferry Rd
Boothferry Rd
Boothferry Rd
Pickering Park
NORTHFIELD
Petuaria Wy
Hessle
Clive Sullivan Way
A15
Humber Bridge Country Park
UTH FIELD
Humber
Humber Bridge
HOE HILL
Far Ings National Nature Reserve
Far Ings Rd
Google
Map data ©2026 Google



Approximate total area(1)

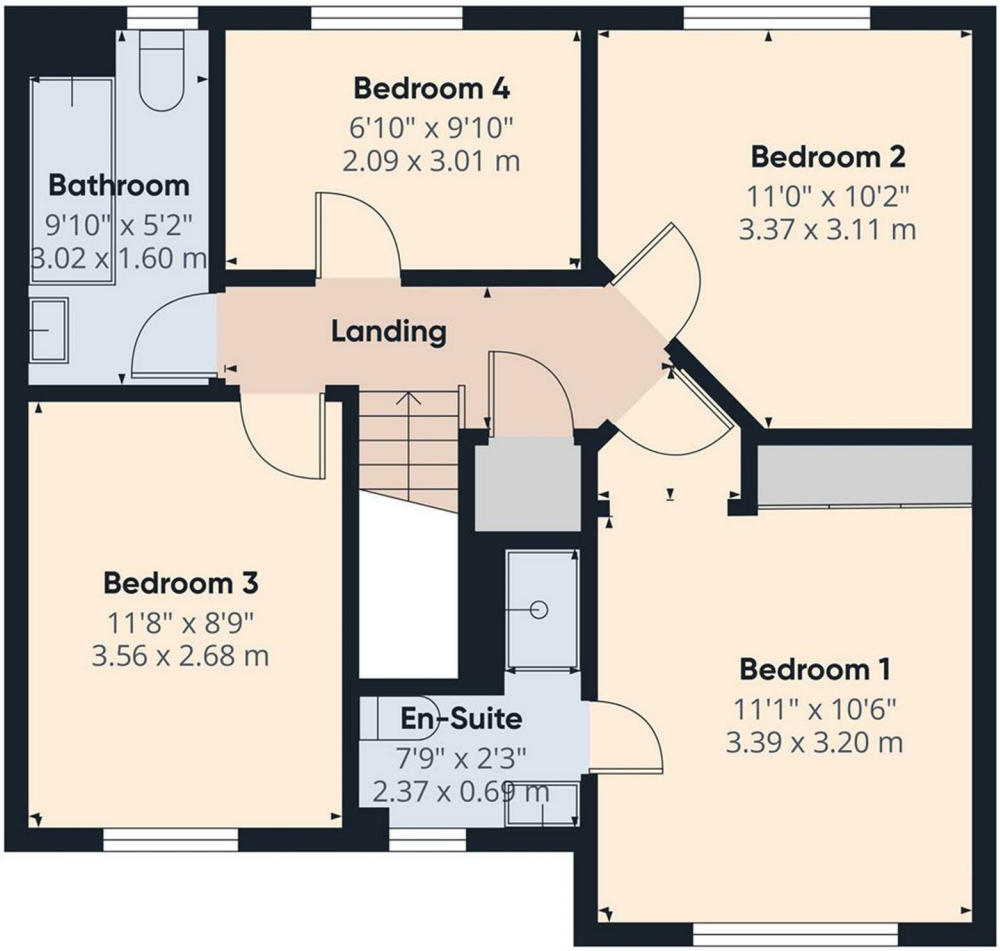
625 ft²

58 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



Floor 1

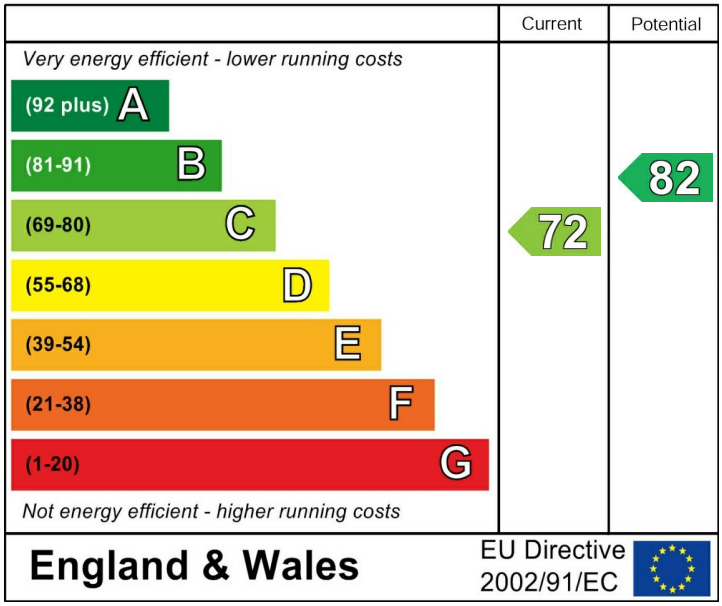
Approximate total area(1)
537 ft²
49.9 m²

(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.

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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

