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**Limb**  
MOVING HOME



*5 May Grove, Hessle, East Yorkshire, HU13 0QA*

📍 Extended Semi-Detached

📍 Generous Proportions

📍 Open-Plan Living

📍 Council Tax Band = C

📍 Stunning Kitchen

📍 3 Bedrooms

📍 Low-Maintenance Garden

📍 Freehold/EPC = D

**£285,000**



## INTRODUCTION

This traditional bay-fronted, extended semi-detached house brilliantly showcases contemporary accommodation with a classic connection. With generously sized rooms throughout, highlights include the stunning and recently fitted kitchen with vaulted ceiling and it's open plan aspect through to the dining area or snug.

The accommodation briefly comprises a lounge, open plan living area featuring a snug/dining area and beautifully presented kitchen on the ground floor, and three bedrooms and a bathroom on the first floor. A paved patio and gravelled area extends to the rear leading to a detached garage and off-street parking, and the property benefits from gas central heating throughout.

Unobtrusively positioned down a quaint cul-de-sac, viewing is recommended in order to appreciate the space and character of the property.



## LOCATION

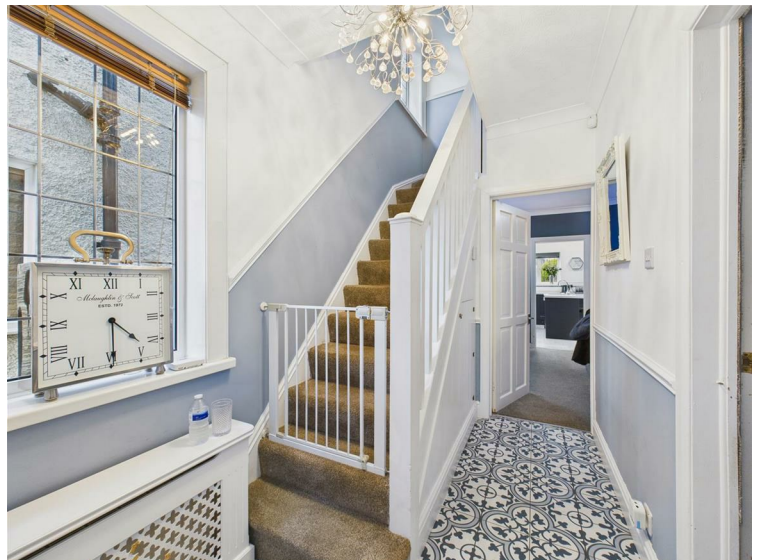
May Grove is a cul-de-sac just off Tranby Avenue, close to its junction with Barrow Lane. Hessle is a vibrant west Hull town and has an array of shops and amenities located predominantly within the centre. The Weir includes cafes, restaurants, stylish cocktail bar, designer boutiques, hair salons, beauty 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

Residential entrance door through porch to:

### ENTRANCE HALL

Tiled entrance area with window to side, stairs to first floor and understairs storage cupboard.



## LOUNGE

Bay window to front, Victorian fireplace with tiled hearth and ornate tiled surround.



## OPEN PLAN LIVING AREA

Comprising a snug/dining area, opening through to the kitchen.

## SNUG/DINING AREA

With a window to side, storage cupboard to corner and feature log burner with tiled hearth and exposed brick surround. A door and archway lead through to the kitchen.



## KITCHEN

Beautifully presented kitchen space with an island and breakfast area to the centre, fitted worksurfaces and shaker style units and a range of integrated appliances including: double oven, bottle cooler, dishwasher and washing machine. A four-ring hob sits atop the worksurfaces with filter unit above, and a one-and-a-half sink & drainer sits within the centre island.

The vaulted ceiling has four Velux windows and boasts in-ceiling speakers. French doors open out onto the rear patio, and there is an additional access door to the side of the property.



## FIRST FLOOR

### LANDING

Window to side elevation.



## BEDROOM 1

Bay window to the front elevation and a collection of fitted wardrobes and drawer units.



## BEDROOM 2

Fitted wardrobe and drawer units, window to the rear elevation.



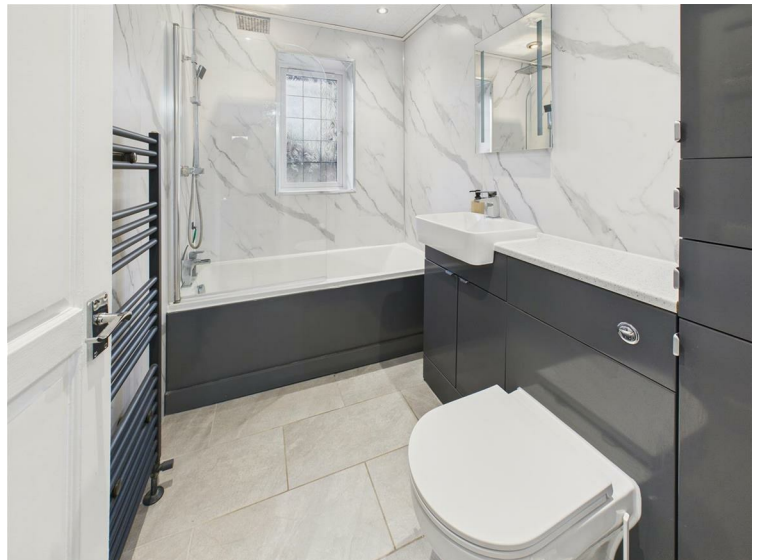
## BEDROOM 3

Window to the rear elevation.



## BATHROOM

Recently fitted bathroom with underfloor heating, comprising wash-hand basin atop fitted vanity unit, low-flush W.C. and bath with shower screen and fitting beneath window to the front elevation.



## OUTSIDE

There is a generously sized and gravelled area to the front of the property. French doors from the kitchen open out to the attractive and low-maintenance rear garden, featuring three different levels of paving. The garden leads to a detached garage alongside one off-street parking space, with additional on-street parking being available on the cul-de-sac to the front.







## *GARAGE*



## *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*

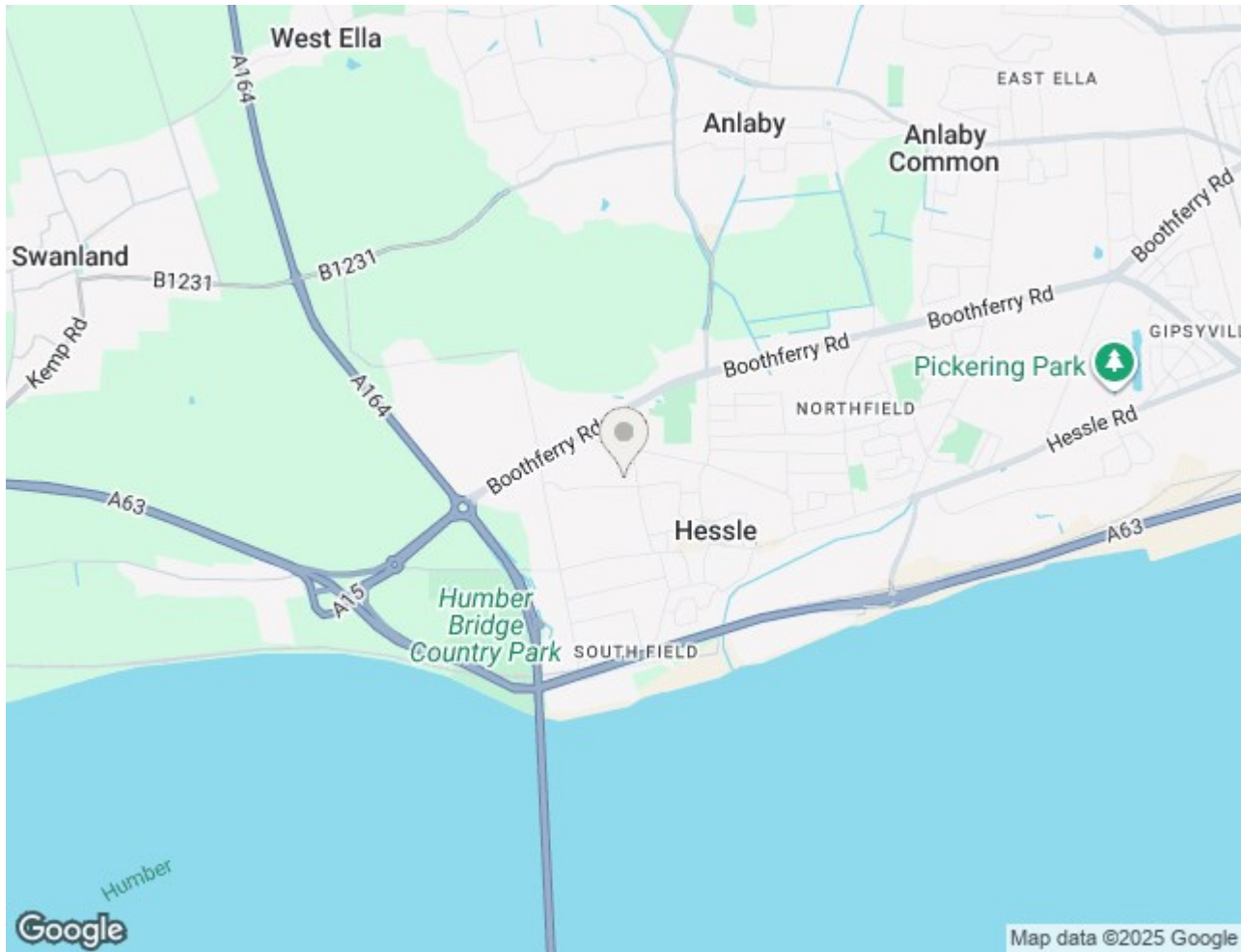
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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

## *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

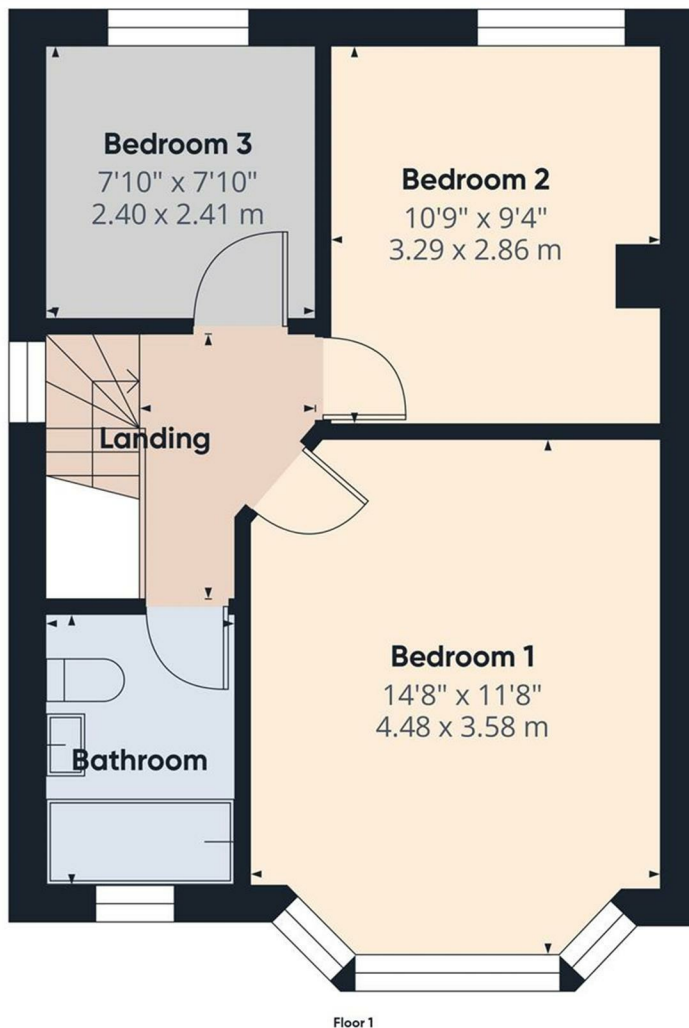


**Approximate total area<sup>m</sup>**  
635 ft<sup>2</sup>  
59 m<sup>2</sup>

(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



Approximate total area<sup>(1)</sup>  
399 ft<sup>2</sup>  
37.1 m<sup>2</sup>


(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

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

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	