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**Limb**  
MOVING HOME



*48 Swanland Road, Hessle, East Yorkshire, HU13 0LP*

📍 Mid Terraced House

📍 Double Garage

📍 3 Beds

📍 Council Tax Band = D

📍 Driveway

📍 Dining Room

📍 Modern Bathroom

📍 Freehold / EPC = D

*Offers Over £240,000*

## INTRODUCTION

Situated along the desirable Swanland Road to the north western side of Hessle is this traditional larger than average mid terraced home offering excellent accommodation, complemented by a driveway to the front and double garage to the rear. The accommodation briefly comprises a welcoming entrance hallway, spacious lounge with bay window to the front and French doors leading out to the rear garden, dining room plus a good sized fitted kitchen. Upon the first floor are two double bedrooms plus a good sized single bedroom all served by a modern bathroom with shower enclosure plus a separate W.C. The property has the benefit of gas central heating and majority double glazing. There is also a burglar alarm installed.

A driveway extends to the front set behind wrought iron gates and providing good parking for two cars. There is a large gravelled and lawned garden to the rear and a pedestrian access gate leads to the double garage with two up and over doors.

## LOCATION

The property is situated along Swanland Road to the north west of Hessle. The vibrant town of Hessle is situated approximately 5 miles to the west of Hull City Centre on the banks of the River Humber and comprises many fine homes of distinction. A superb range of shops and amenities can be found in the bustling centre including fine restaurants, cafes, bars, boutique shops, delicatessen, supermarket, newsagents, banks, chemist, gift shops, hair/beauty salons, health centre, take aways and more. 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 in addition to many recreational facilities.

## ACCOMMODATION

Residential entrance door to:

## ENTRANCE HALLWAY

With staircase leading to the first floor.

## LIVING ROOM

26'3" x 13'7" (narrowing to 12'9") approx (8.00m x 4.14m (narrowing to 3.89m) approx)

Spacious room with bay window to the front elevation and French doors leading out to the garden.



## ALTERNATIVE VIEW



## DINING ROOM

9'2" x 7'8" approx (2.79m x 2.34m approx)  
With door through to the kitchen.



## KITCHEN

15'1" x 8'8" approx (4.60m x 2.64m approx)

Having a range of fitted base and wall units with laminate worksurfaces, one and a half bowl sink and drainer with mixer tap, tiled splashbacks, double oven, four ring gas hob with extractor hood above, fridge and freezer. Breakfast bar, single glazed windows to side and rear, external access door to the garden.



## FIRST FLOOR

### LANDING

With loft access hatch.

## BEDROOM 1

13'7" x 12'10" approx (4.14m x 3.91m approx)  
With bay window to front elevation.



## BEDROOM 2

13'1" x 11'7" approx (3.99m x 3.53m approx)  
With fitted wardrobes and window to rear.



## BEDROOM 3

9'5" x 7'0" approx (2.87m x 2.13m approx)  
With built in cupboard and window to front elevation.



## BATHROOM

With suite comprising a bath, shower enclosure and wash hand basin.  
Tiled walls, heated towel rail, inset spot lights and window to rear.



## W.C.

With low flush W.C., tiled walls, window to rear.



## OUTSIDE

The property sits within a generously sized plot. A driveway extends to the front set behind wrought iron gates and providing good parking for two cars. There is a gravelled and lawned garden to the rear and a pedestrian access gate leads to the double garage with two up and over doors and power/light.



## 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

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

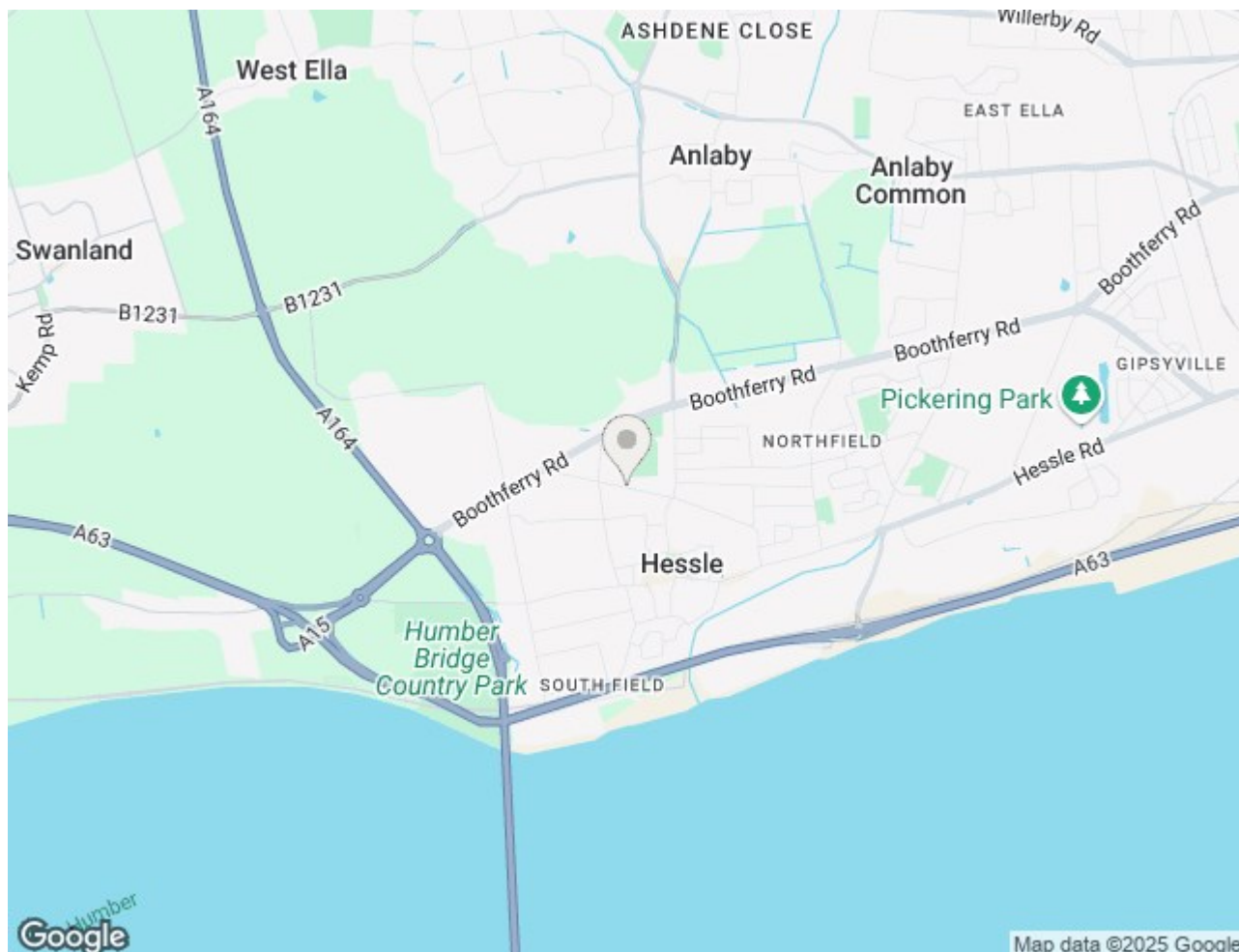
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew 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 Matthew 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.

## 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.

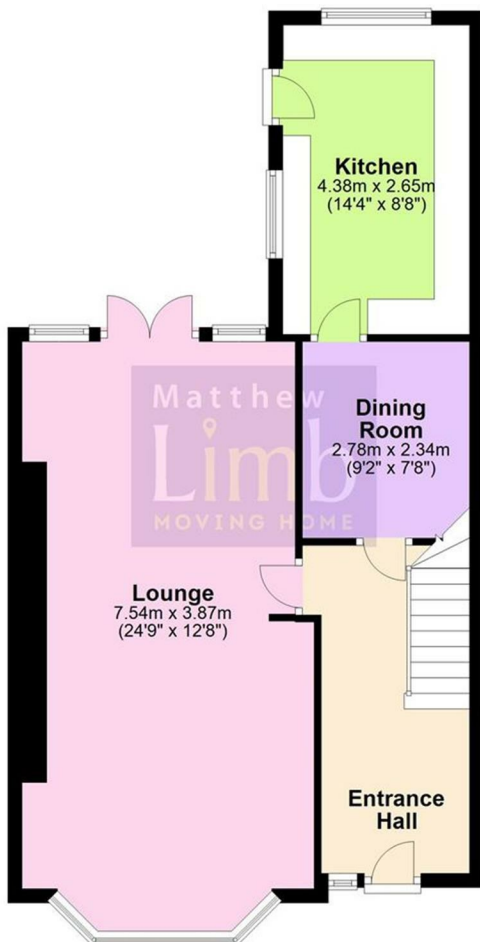
## VALUATION SERVICE

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.



### Ground Floor

Approx. 61.0 sq. metres (656.4 sq. feet)




### First Floor

Approx. 50.8 sq. metres (546.8 sq. feet)



Total area: approx. 111.8 sq. metres (1203.2 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	