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**Limb**  
MOVING HOME



*9 Hawthorn Rise, Hessle, East Yorkshire, HU13 0TD*

- 📍 Great Corner Plot
- 📍 Detached Family House
- 📍 4 Beds/2 Baths
- 📍 Council Tax Band = F

- 📍 Cul-de-sac Location
- 📍 Double Garage
- 📍 Viewing Recommended
- 📍 Freehold/EPC = C

**£385,000**

## INTRODUCTION

This ideal family home stands in a great corner plot within the small residential cul-de-sac of Hawthorn Rise, situated off Jenny Brough Lane. The corner plot provides good parking, a double garage and an attractive westerly facing rear garden. Excellent living space includes a welcoming hallway with cloaks/W.C. off, lounge, dining room plus a great day room overlooking the rear garden. There is a breakfast kitchen a separate utility room. At first floor are four bedrooms, bathroom and a contemporary en-suite shower room to bed 1. The accommodation has the benefit of gas fired central heating to radiators and double glazing. Outside a double width driveway leads to the double garage. The property also has an EV charger installed. To the rear, a lawned garden is complimented by an extensive patio area which enjoys a sunny westerly aspect. It is worth noting that a paved area runs to the side of the property being ideal for storage etc..



## LOCATION

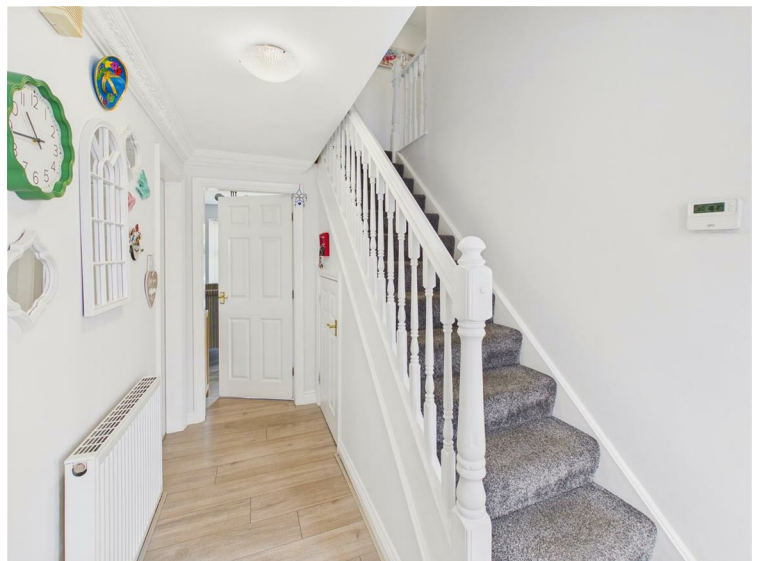
Hawthorn Rise is a small residential cul-de-sac, part of what forms the sought after development known as "Tranby Park", situated off Jenny Brough Lane. Hessle centre is located nearby where a superb range of shops and amenities are to be found including a variety of restaurants, cafes, boutique shops, delicatessen, supermarket, newsagent, banking hub, chemist, various shops and beauty salon, all of which make Southfield a truly desirable place to live. 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 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. Many interesting walks are available with Hessle Country Park and Hessle Foreshore located within striking distance.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With stairs to first floor off and cupboard beneath.



## W.C.

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

## LOUNGE

With bay window to front elevation.



## KITCHEN

Having an excellent range of fitted high gloss fronted units with contrasting timber stained work surfaces, Franke one and a half sink and drainer with mixer tap, integrated combination microwave oven to compliment a five burner range cooker, housing for an American style fridge freezer, tiled floor, window to side.



## UTILITY ROOM

With fitted units, sink and drainer, plumbing for automatic washing machine and dishwasher. Wall mounted gas fired central heating boiler, window and door to rear elevation.

## DAY ROOM

Overlooking the rear garden with sliding patio doors opening out, wall mounted TV point.



## DINING AREA

Situated to the rear of the house with window to rear and wide open arch leading through to the day room.



## FIRST FLOOR

### LANDING

Access to roof void.

### BEDROOM 1

A spacious main bedroom with fitted wardrobes having sliding part mirrored fronts, window to front elevation.



## EN-SUITE

A stylish en-suite with concealed flush W.C., wash hand basin and cabinet, large shower enclosure, tiled surround and floor.



## BEDROOM 2

Built in wardrobes running to one wall, window to front elevation, over stairs storage cupboard.



## BEDROOM 3

Window to rear elevation.



## BEDROOM 4

Window to rear elevation.



## BATHROOM

A white suite comprising low level W.C., pedestal wash hand basin, panelled bath with shower over and screen, tiled surround.



## OUTSIDE

To the front of the property, a double width block set driveway provides good parking and access to the double garage. The property also has an EV charger installed. There is also a good sized side space with path and concrete base ideal for storage/hard standing. The rear garden enjoys a sunny westerly facing aspect with lawn and patio areas. There is fencing to the perimeter.



## REAR VIEW



## HEATING

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

## GLAZING

The property has the benefit of 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 F. 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. AI may have also been used to enhance photography.

## *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.

