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**Limb**  
MOVING HOME



*11 Holly Drive, Hessle, East Yorkshire, HU13 0QP*

- 📍 Modern Detached
- 📍 Stylish Features
- 📍 Open Plan Living
- 📍 Council Tax Band = E

- 📍 Four Bed / Two Bath
- 📍 South Facing Garden
- 📍 Garage
- 📍 Freehold / EPC = B

**£349,995**

## INTRODUCTION

This well-presented four-bedroom detached family home occupies an attractive position within a modern residential development, offering a delightful outlook opposite open space and the park.

Step inside to discover a welcoming entrance hall featuring a stylish oak and stainless steel balustrade, a convenient cloakroom/W.C., and a practical utility room equipped with a washing machine and dryer. The comfortable lounge boasts a striking media wall complete with a contemporary fire, creating a focal point for relaxation. The heart of the home is the stunning open-plan living kitchen, providing a superb space for family gatherings and entertaining, with French doors leading out to the rear garden.

Upstairs, you'll find four bedrooms, including a main bedroom with an en-suite shower room. Bedroom four is currently utilized as a dressing room, featuring fitted wardrobes. A family bathroom serves the remaining bedrooms.

Outside, the property occupies an attractive plot with a lawned garden to the front. A side drive provides excellent parking and leads to the detached single garage. The rear garden enjoys a sunny southerly aspect and is mainly laid to lawn, complemented by a patio area and a further patio to the rear of the garage, which houses a hot tub with a pergola, creating a perfect space for relaxation and outdoor enjoyment. The garden is enclosed by a brick wall and fencing to the boundary, ensuring privacy and security.

## LOCATION

Holly Drive forms part of a popular modern development, situated just off Boothferry Road close to its junction with Swanland Road and with easy access of the Humber Bridge and A63. 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, newsagents, bank, gift shop and health centre. Local schooling includes primary at Hessle All Saints Church of England and Hessle Penshurst and secondary schooling is at Hessle High School. Hessle 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 to:



## ENTRANCE HALLWAY

Featuring a staircase with a stylish oak and stainless steel balustrade, built-in storage drawers, and a tiled floor.



## CLOAKS/W.C.

With low flush W.C. and wash hand basin. Tiled floor and window to front.



## UTILITY ROOM

With fitted units, sink and drainer, washing machine, dryer, tiled floor and external access door to side.



## LOUNGE

14'6" x 12'11" approx (4.42m x 3.94m approx)

Contemporary space featuring a striking media wall that serves as a focal point. This integrated design incorporates a modern, linear fire, sleek storage units, and open shelving, providing both functionality and visual appeal.



## OPEN PLAN LIVING KITCHEN

26'11" x 11'5" approx (8.20m x 3.48m approx)

Measurements to extremes.

This superb open-plan living kitchen, situated at the rear of the property, is designed for both stylish living and sociable gatherings. French doors open seamlessly to the rear garden, creating a delightful indoor-outdoor flow. The kitchen area boasts a range of contemporary base and wall units complemented by sleek Minerva worktops and an inset sink with drainer. There is an array of integrated appliances, including a double oven, Smeg induction hob with filter above, fridge/freezer, and dishwasher. Adding a touch of sophistication, a dedicated bar area with two wine chillers is cleverly tucked away within the dining space, perfect for entertaining.



## KITCHEN





## LIVING/DINING AREA



## FIRST FLOOR

### LANDING

With cylinder cupboard and loft access hatch.

### BEDROOM 1

11'2" x 10'1" approx (3.40m x 3.07m approx)

Window to the front elevation overlooking the open space and park.



## EN-SUITE SHOWER ROOM

With modern suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiled floor and window to front.



## BEDROOM 2

11'7" x 10'1" approx (3.53m x 3.07m approx)  
Window to the front elevation.



## BEDROOM 3

10'0" x 9'8" approx (3.07m x 2.97m approx)  
Window to rear.



## BEDROOM 4 / DRESSING ROOM

9'4" x 8'2" approx (2.84m x 2.49m approx)  
With built in wardrobes and window to rear.



## BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Tiled floor and window to rear.





## OUTSIDE

Outside, the property occupies an attractive plot with a lawned garden to the front. A side drive provides excellent parking and leads to the detached single garage. There is also an EV charging point. The rear garden enjoys a sunny southerly aspect and is mainly laid to lawn, complemented by a patio area and a further patio to the rear of the garage, which houses a hot tub with a pergola, creating a perfect space for relaxation and outdoor enjoyment. The garden is enclosed by a brick wall and fencing to the boundary, ensuring privacy and security.



## PATIO





## 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

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

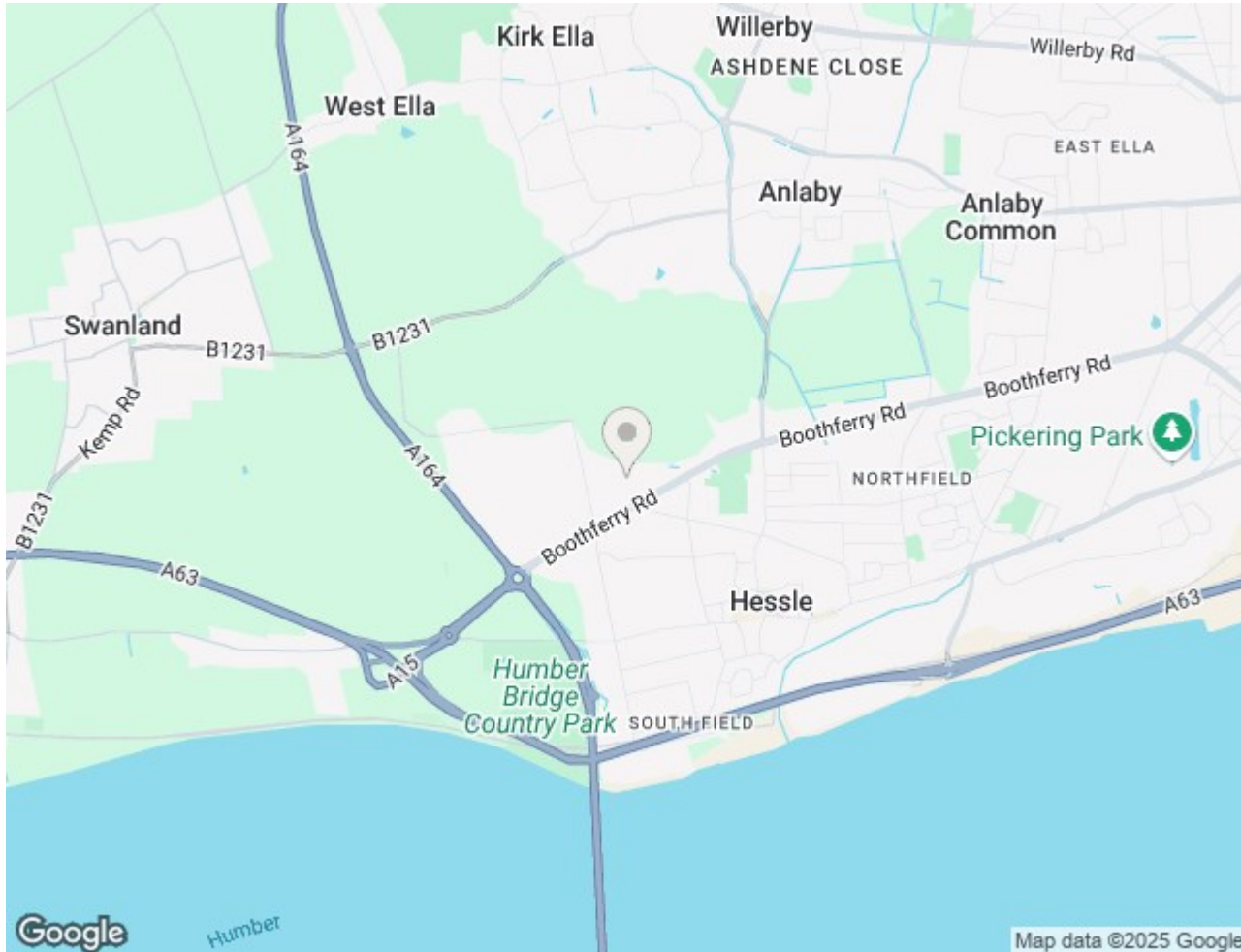
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

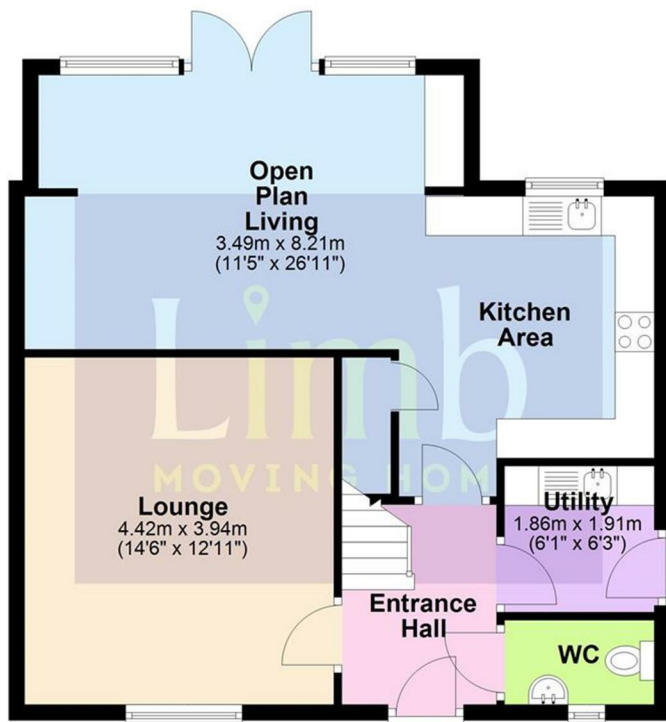
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





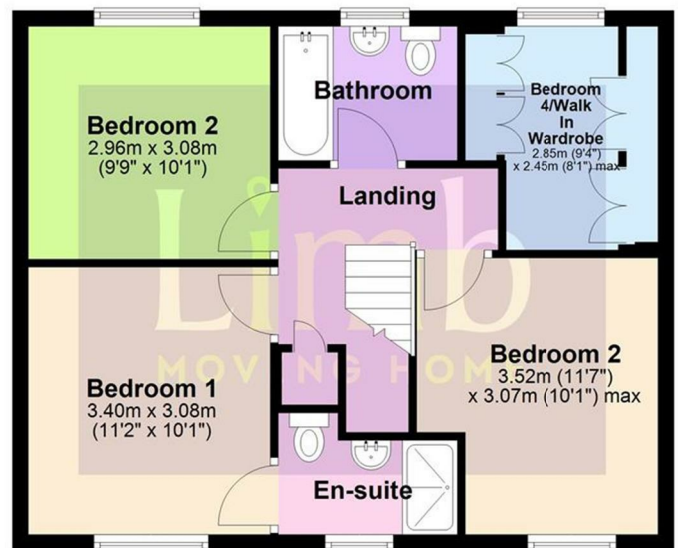
## Ground Floor

Approx. 60.2 sq. metres (648.4 sq. feet)




## First Floor

Approx. 51.9 sq. metres (558.4 sq. feet)



Total area: approx. 112.1 sq. metres (1206.8 sq. feet)  
**11 Holly Drive, Hesse**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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	