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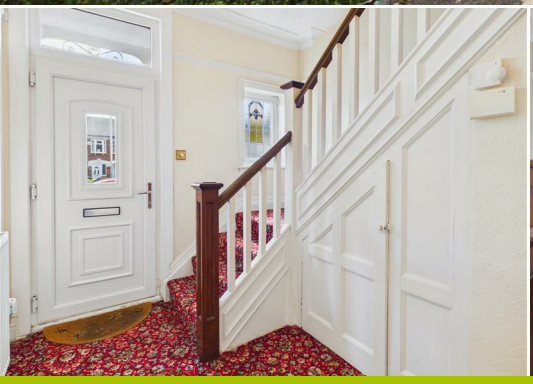
Limb
MOVING HOME



# *81 Beverley Road, Hessle, East Yorkshire, HU13 9AJ*

- Beautiful Semi-Detached
- 3 Bedrooms
- Generously Proportioned Accom.
- Lovely Gardens
- Many Period Features
- Double Garage
- Council Tax Band = C
- Freehold / EPC =

## *Offers Over £250,000*

## INTRODUCTION

This beautiful 1920s semi-detached house has remained in the same family's hands for decades, testament to both its enduring appeal and convenient location. We now have the pleasure of offering this superb home for sale as it awaits its next loving owner.
The generously proportioned accommodation retains many attractive period features and briefly comprises an entrance hall with an impressive staircase, formal lounge, rear sitting room, conservatory, kitchen, breakfast room and useful pantry cupboards. To the first floor are three good-sized bedrooms, all with fitted furniture, served by a bathroom and separate W.C. The accommodation is depicted on the attached floorplan and benefits from an intruder alarm, gas-fired central heating to radiators, uPVC double glazing and solar panels.
The gardens are a particular feature of this lovely home. The well-stocked front garden has a pathway leading to the side, where a gated entrance opens into the stunning rear garden. Enjoying a desirable westerly-facing aspect, this established garden is beautifully stocked and provides numerous areas of interest in which to sit, relax and enjoy the surroundings. At the bottom of the garden is a double garage, accessed via a tenfoot.
Offered with no onward chain, an early completion should be possible.

## LOCATION

The property is situated along Beverley Road, Hessle, which is a vibrant and historic small town situated on the north bank of the Humber, famed for the iconic Humber Bridge. It offers an exceptional quality of life, celebrated for its unique character, bustling town square and parades together with the picturesque Hessle Foreshore. This close-knit community atmosphere blends perfectly with the array of amenities making this an ideal place to live.

The heart of the town, centred around "The Weir" and the Square, is home to an eclectic mix of independent boutiques, popular cafés, and traditional pubs together with many well-known brands/names. For broader shopping needs, the nearby Sainsbury's superstore and retail parks are easily accessible, while the Country Park and Foreshore are a perfect place for walking, cycling, and leisure.

The town is served by well-regarded primary schools, including Hessle All Saints and Penshurst Primary. Hessle High School and Sixth Form College offers secondary education while the proximity to independent schools such as Tranby School and Hymers College ensure diverse educational opportunities for all ages.

Hessle provides superb regional connectivity, acting as a primary gateway for the region. The town features its own railway station with frequent services to Hull, Doncaster, and Sheffield, as well as easy connections to London. Strategically located along the A63, it offers immediate access to Hull and the M62 corridor, while the Humber Bridge provides a direct link to North Lincolnshire and beyond including Humberside Airport.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 5 miles
- Beverley (Historic Market Town): Approx. 9 miles
- York: Approx. 38 miles
- Leeds: Approx. 55 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

## ACCOMMODATION

Recess storm porch with uPVC framed entrance door opens to:

## ENTRANCE HALLWAY

A spacious hallway with a turning staircase leading up to the first floor with hard wood handrail, understairs cupboard.

## FRONT LOUNGE

A lovely room with deep bay window to the front elevation and a stunning three quarter height fire surround with inset oval shaped mirror, tiled hearth and a living flame gas fire. Cupboards to alcoves, deep coving to ceiling and picture rail.

## INNER HALL

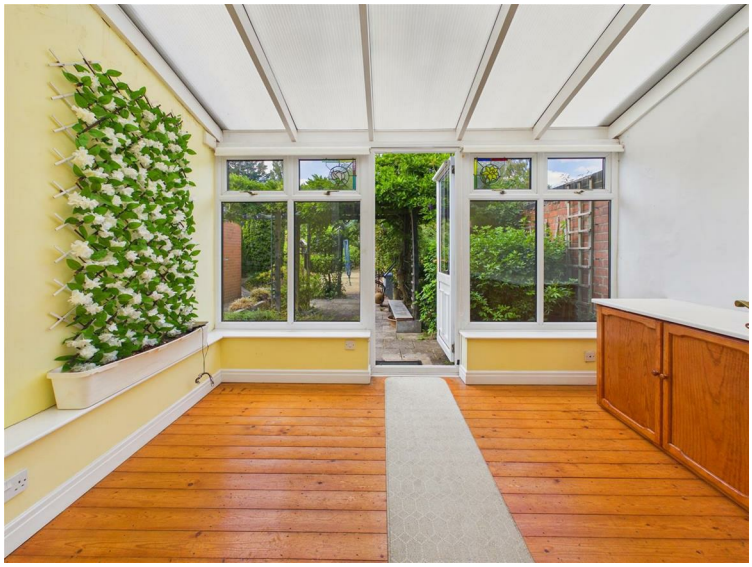
With two useful pantry cupboards situated off. There is also and external access door to the side.

## REAR SITTING ROOM

A spacious room with feature fire surround, coal effect gas fire, stunning coving to the ceiling, windows with central door opening though to the conseravtory.

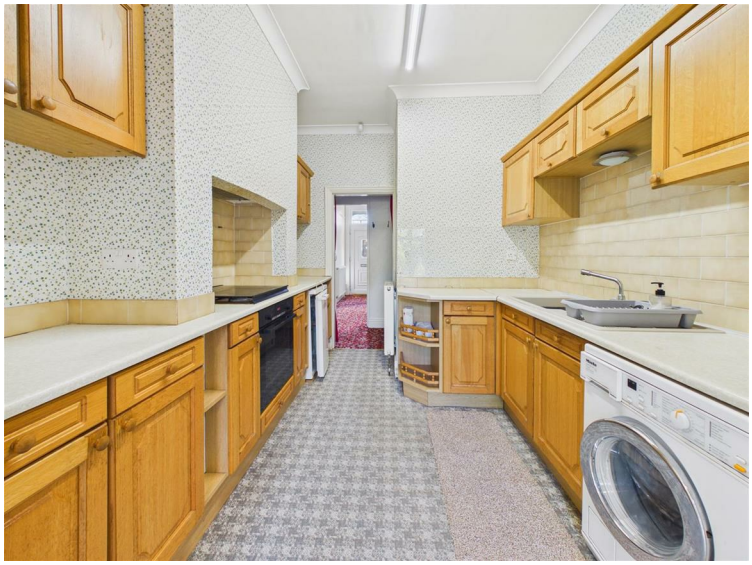
## CONSERVATORY

Overlooking the rear garden with double glazed windows and central door opening out to the garden.



## KITCHEN

Having a selection of fitted units, worksurfaces and an integrated oven, four ring gas hob, sink and drainer with mixer tap, plumbing for automatic washing machine.



## BREAKFAST ROOM

With large picture window providing a view down the garden.

## FIRST FLOOR

## LANDING

A split level landing which has access to the roof void available, linen cupboard off and access to the W.C.

## W.C.

High flush W.C.

## BEDROOM 1

With a range of fitted wardrobes, cupboards and dressing table to one wall, window overlooking the rear garden.

## BEDROOM 2

Another double bedroom with a beautiful decorative feature fire surround with inset circular mirror, wardrobes and cupboard to either alcove and window to front elevation.

## BEDROOM 3

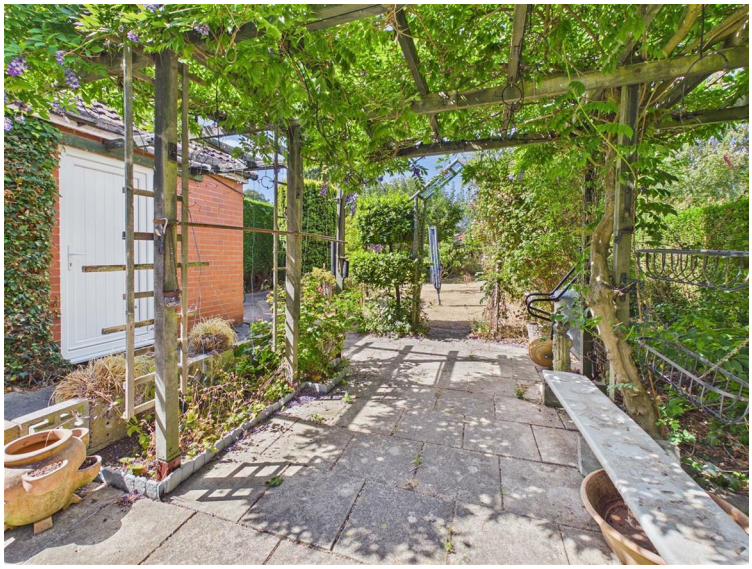
With fitted wardrobes and drawers. Vanity wash hand basin wand window to rear elevation.

## BATHROOM

With bath with shower over, wash hand basin, cupboard housing gas fired central heating boiler.

## OUTSIDE

The property has a brick and wrought iron wall to the front with a gate leading to a path leading up to the front door and ornamental garden areas to either side. There is also a side path which leads to a lockable gate opening to the the rear garden. Directly to the rear of the garden lies a paved patio area which has an array of planted borders and hedging which proves much seclusion. Beyond which are a number of raised borders ideal for vegetables etc together with a variety of mature fruit trees. A tenfoot to the bottom of the garden allows access to the detached double garage with to separate entrances. Within the garden is also a very useful brick built outbuilding complete with separate gardens, W.C and wash hand basin.
A Husqvarna auto mower 105 lawnmower will be left at the property. The lawnmower senses where there are wire running through the garden and avoids them. The instruction guide with be left in the property also.



## GARAGE

## REAR VIEW

## 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 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 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

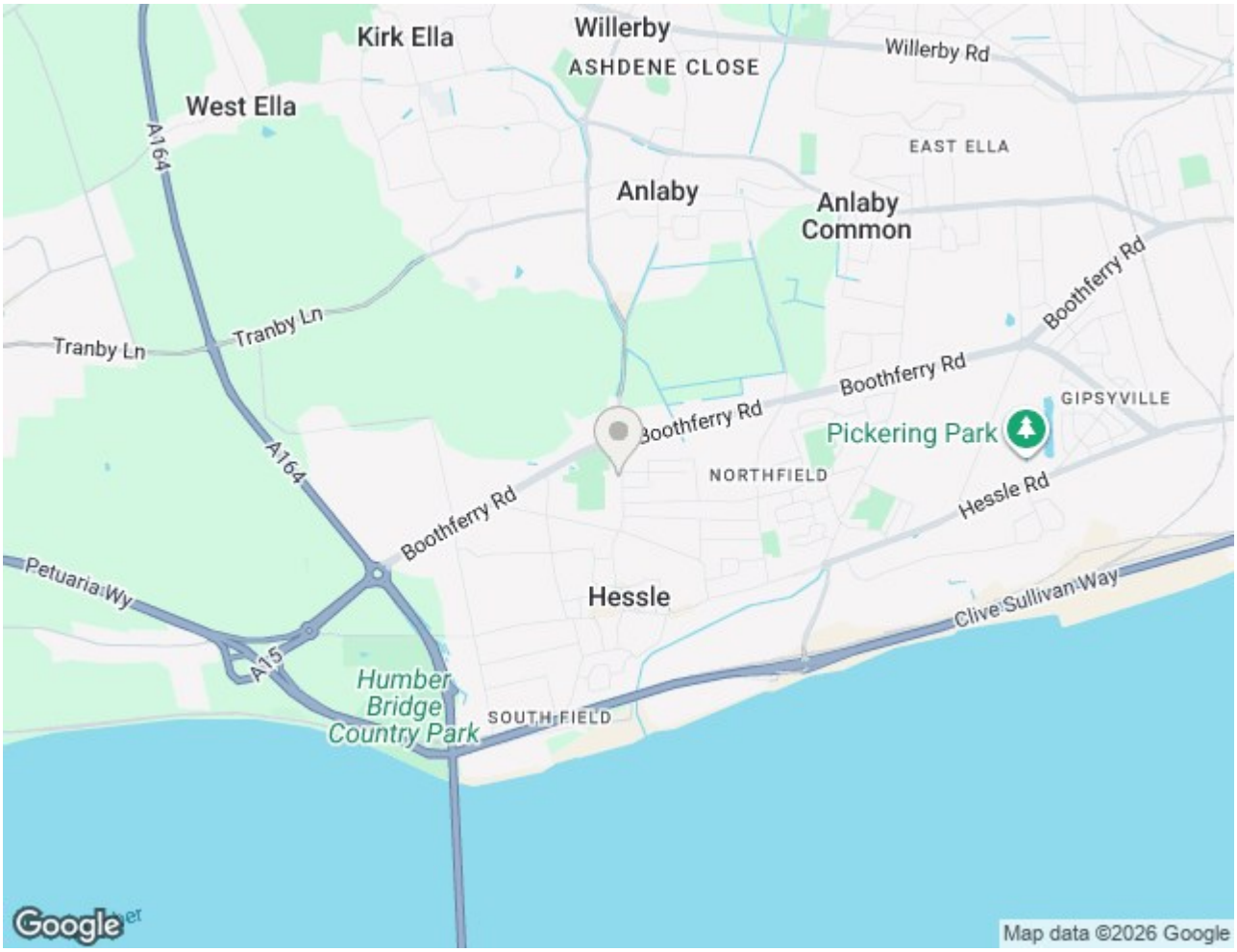
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware 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.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NORTHFIELD
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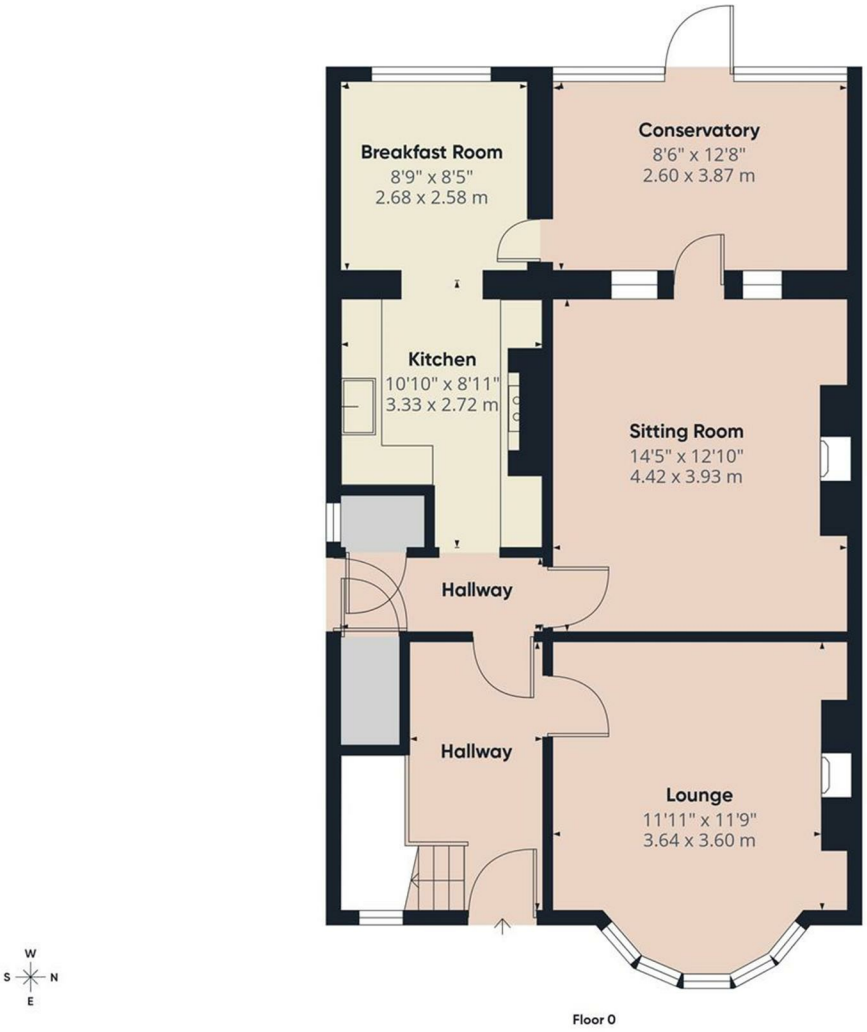


Approximate total area(1)

769 ft²

71.4 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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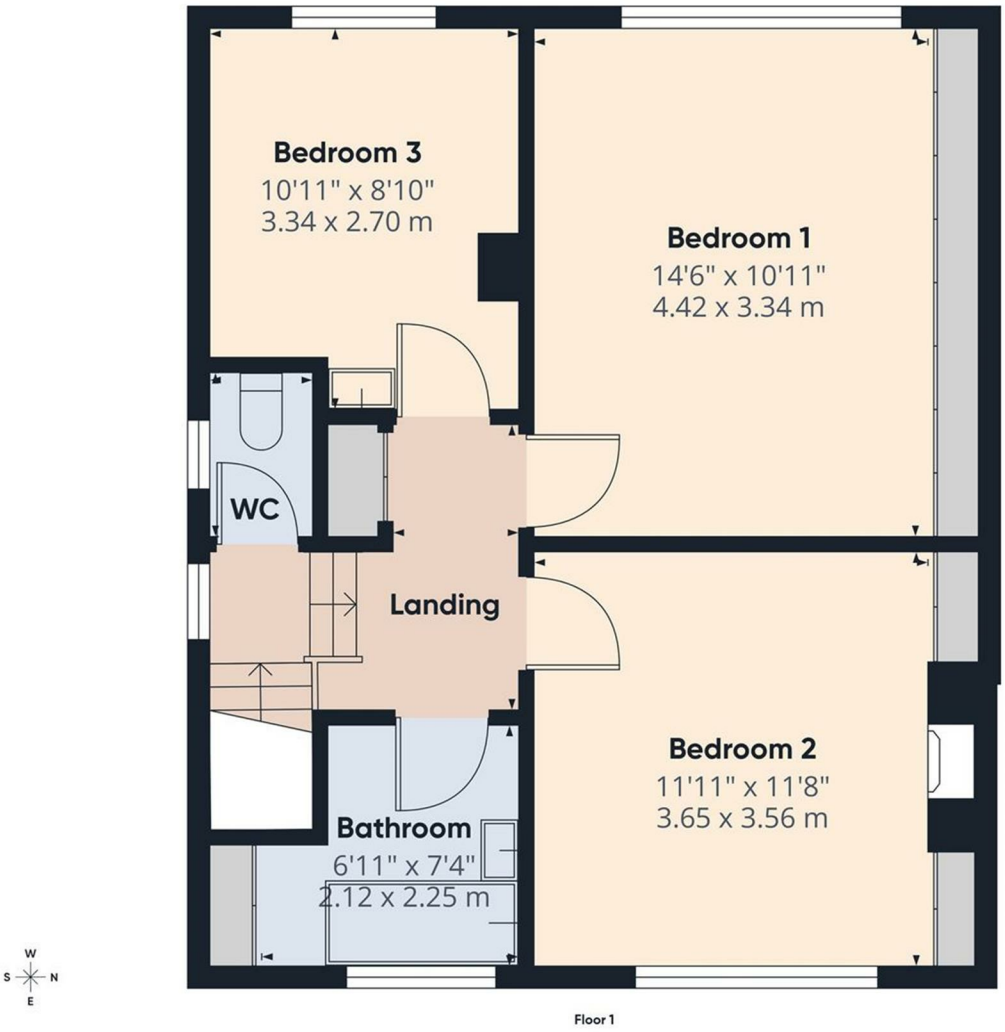


Floor 1

Approximate total area(1)

543 ft²

50.6 m²

(1) Excluding balconies and terraces

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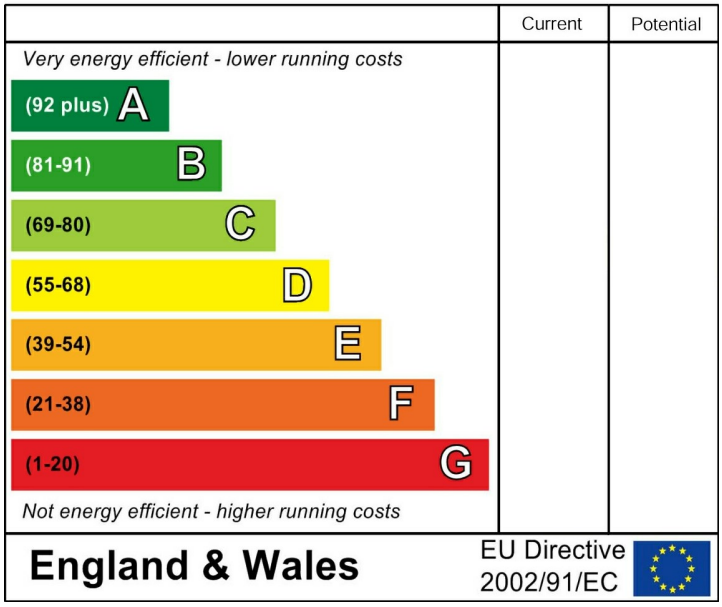
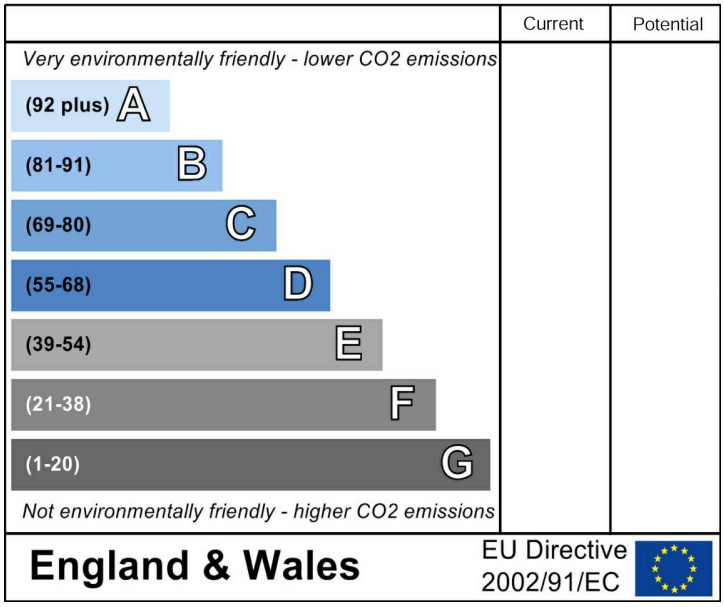
## Energy Efficiency Rating




## Environmental Impact ($CO_2$) Rating