

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*22 Beverley Road, Hessle, East Yorkshire, HU13 9BJ*

- 📍 In Need of Refurbishment
- 📍 Such a Convenient Location
- 📍 Semi Detached Bungalow
- 📍 Council Tax Band = C
- 📍 Two Bedrooms
- 📍 Garden to Rear
- 📍 No Chain Involved
- 📍 Freehold/EPC = D

**£159,950**



## INTRODUCTION

So conveniently placed for Hesse's range of amenities is this two bedroomed semi detached bungalow which requires a programme of modernisation. Situated overlooking an attractive green area, close to Northgate, this spacious property affords much potential. The accommodation briefly comprises an entrance hallway, lounge, two double bedrooms, kitchen and bathroom. Gas fired central heating to radiators is installed. Gardens extend to both front and rear although there is no off street parking available therefore, parking to be within the nearby street scene.

## LOCATION

The property enjoys such a convenient location with Hesse Square within a level walk. Hesse affords an excellent variety of amenities including supermarkets, shops, cafes, bars and restaurants. Together with good road and rail connections to the surround area. A bus stop and main bus route is located on Beverley Road.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

Providing access to all rooms.

### LOUNGE

15'7" x 11'6" approx (4.75m x 3.51m approx)  
Window to front elevation.



### KITCHEN

11'0" x 9'7" approx (3.35m x 2.92m approx)  
A selection of units and sink and drainer. Window to rear elevation.



## BEDROOM 1

11'6" x 10'5" approx (3.51m x 3.18m approx)  
Window to front elevation.



## BEDROOM 2

12'0" x 9'5" approx (3.66m x 2.87m approx)  
Cupboard to corner, window to rear elevation.



## BATHROOM

With bath, pedestal wash hand basin and WC.



## OUTSIDE

A low brick wall extends to the front boundary and a gate opens to a path leading up to the front door flanked by lawned areas. Pedestrian access is available to one side of the bungalow. To the rear extends an attractive lawned garden.



## VIEW TO FRONT



## 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

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

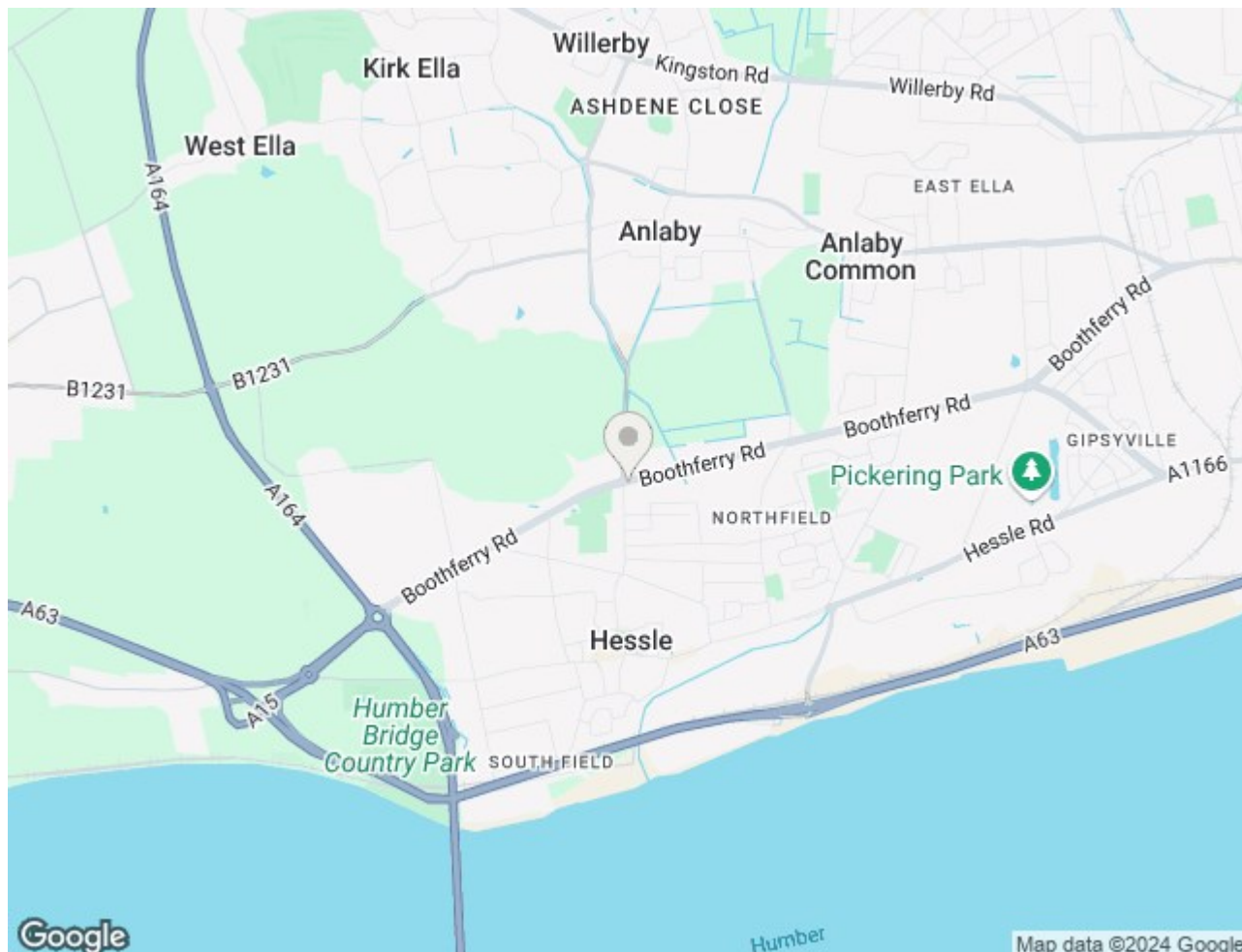
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

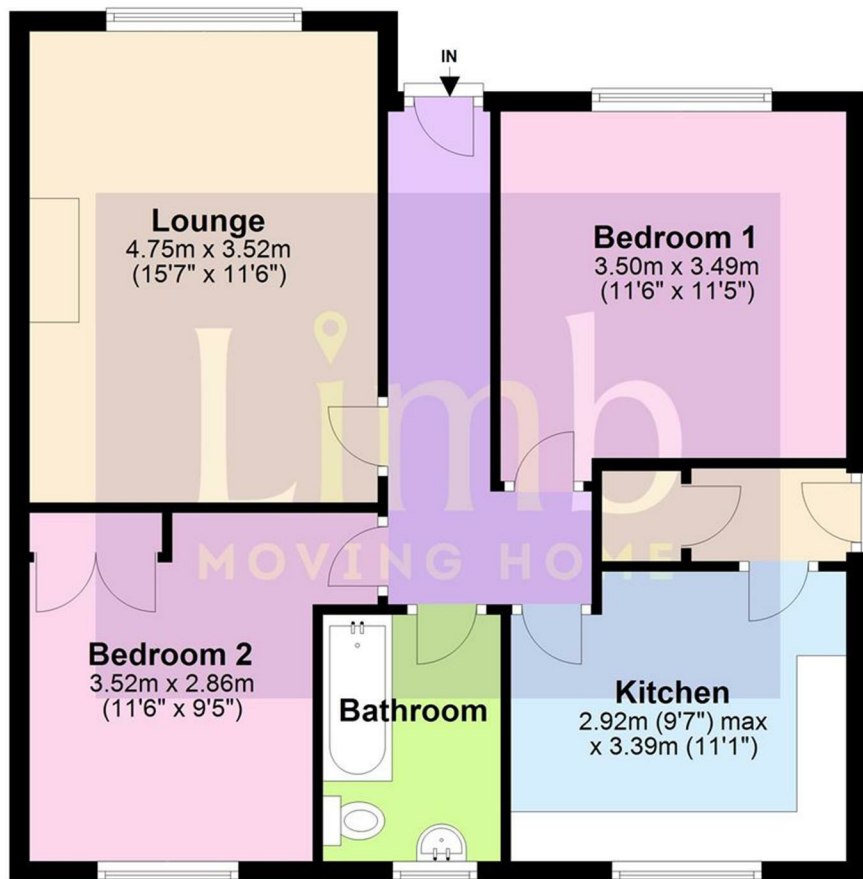
## VALUATION SERVICE

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. 65.3 sq. metres (702.5 sq. feet)



Total area: approx. 65.3 sq. metres (702.5 sq. feet)

