



## 2 Samuelson Croft, Hessle, East Yorkshire, HU13 0GJ

📍 £10,000 Deposit Contribution

📍 Envious Position

📍 Open Views to Front

📍 Council Tax Band = E

📍 4 Double Beds/2 Baths

📍 Open Plan Kitchen

📍 Gardens, Drive & Garage

📍 Freehold / EPC = B

**Guide Price £340,000**

## INTRODUCTION

£10,000 allowance towards deposit!

Occupying a prime position on a private road, this immaculately presented detached residence offers a highly desirable setting with clear, attractive views over local green space. The property provides exceptionally well-maintained accommodation, benefitting from gas central heating and modern uPVC double glazing throughout.

The ground floor layout is highly functional, featuring a spacious entrance hallway, a convenient cloaks/W.C., and a bright, attractive lounge. The rear of the home is dedicated to a superb open-plan kitchen—an ideal space for family gatherings—which includes a dedicated utility room and direct access to the rear garden via French doors.

The first floor comprises four double bedrooms. The standout is the main bedroom, which is appointed with fitted wardrobes, an integral en-suite shower room, and takes full advantage of the open park views to the front. A well-equipped family bathroom serves the remaining bedrooms. The exterior features a tidy driveway and lawn at the front giving access to the integral garage, with the rear garden offering a patio area, established planted borders, and a secure boundary, providing a perfect outdoor retreat.

This home delivers style, space, and a fantastic location.

## LOCATION

The property forms part of the David Wilson development off Jenny Brough Lane. Samuelson Croft is situated off Locke Way which runs off Broad Avenue, Hessle. 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, newsagent, bank, gift shop, and health centre. Local schooling includes primary - Hessle All Saints Church of England and Hessle Penshurst. Secondary schooling is at Hessle High School. Hessle also 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

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

## ENTRANCE HALLWAY

With panelling to walls and staircase leading up to the first floor. Access to storage cupboard. Wood effect waterproof LVT flooring. Downlights to ceiling.

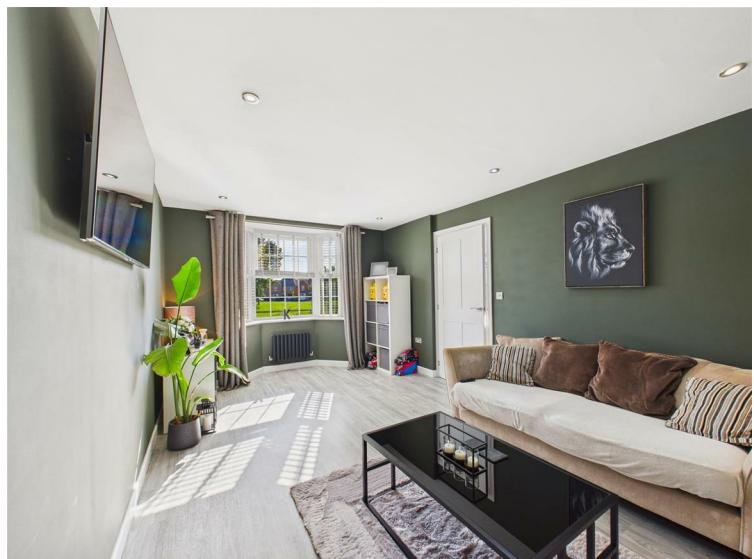


## CLOAKS/W.C.

With low flush W.C. and wash hand basin. Part tiling to walls. Wood effect waterproof LVT flooring. Downlights to ceiling.

## LOUNGE

Attractive space with bay window to the front elevation enjoying the open park views to the front. Wood effect waterproof LVT flooring. Downlights to ceiling.



## OPEN PLAN KITCHEN

Having a range of modern base and wall units with contrasting worksurfaces incorporating a sink and drainer, double oven, six ring gas hob with extractor above, fridge/freezer and dishwasher. Inset spot lights and bay with French doors leading out to the rear garden. There are ample spaces for dining and living. Porcelain tiles to floor.



## UTILITY ROOM

With fitted base and wall mounted units, plumbing for a washing machine, space for dryer and external access door to rear. Porcelain tiles to floor. Downlights to ceiling.

## FIRST FLOOR

### LANDING

With cylinder/airing cupboard and loft access hatch with ladder up to boarded loft. Downlights to ceiling.

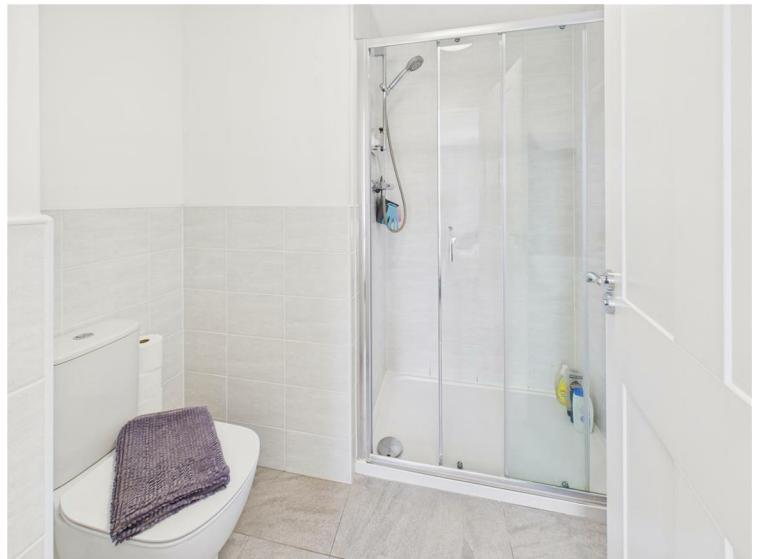
## BEDROOM 1

With fitted wardrobes and views across the park to the front.  
Downlights to ceiling.



## EN-SUITE

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiled floor, half tiling to walls, heated towel rail and window to side.



## BEDROOM 2

Window to the front elevation. Downlights to ceiling.



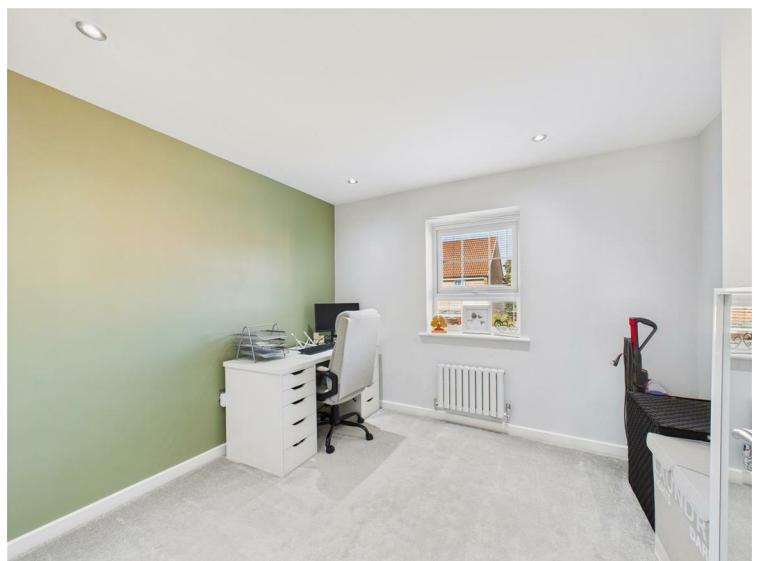
### BEDROOM 3

Window to the rear elevation. Downlight to ceiling.



### BEDROOM 4

Window to the rear elevation. Downlights to ceiling.



## BATHROOM

With suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rail and window to rear.



## OUTSIDE

The property occupies an attractive position fronting onto open green space and the park. A private road gives access to the driveway with parking for two cars plus access to the integral garage. The rear garden is attractively presented with patio area, lawn, planted borders and fencing to the boundary.



## REAR VIEW



## 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

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.

## 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.

