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Matthew  
**Limb**  
MOVING HOME



*The Coach House, 60a Southfield, Hessle, Yorkshire, HU13 0EU*

- Individual Detached Prop.
- Modern Construction
- Superb Specification
- Day Room With Vaulted Ceiling
- Fabulous Kitchen
- 5 Beds/4 Baths
- Highly Desirable Location
- EPC - C

**£750,000**

## INTRODUCTION

This fabulous individual detached residence stands in the highly desirable conservation area of "Southfield" and provides the very best of contemporary living. Built in recent times The Coach House stands in a particularly generous plot and nestles into this beautiful street scene which features many fine homes of distinction. The property has been meticulously planned with large rooms, great attention to detail and a superlative specification. At ground floor an impressive entrance reception has a staircase leading up to the first floor with bespoke steel and glass balustrade. There is a large living room and the heart of the house is a stunning kitchen featuring a grand island. In an open plan style off the kitchen lies a spectacular day room with vaulted ceiling with exposed trusses. There is also a utility room, boot room and cloaks/W.C. At first floor are three double bedrooms, all with en-suite facilities and the master being particularly luxurious. Upon the second floor are two further double bedrooms and a separate shower room. The accommodation has underfloor heating to the ground floor, gas fired central heating to radiators and double glazed sash windows, in keeping with the street scene. Outside an automated gated entrance opens to the generous paved forecourt which is extensively block set and provides multiple parking facilities. There is a lawned garden and a semi sunken patio area. The boundaries are defined by a high quality brick wall and fencing. In all a truly unique property of which early viewing is strongly recommended.



## LOCATION

The Coach House is set in the beautiful tree lined and highly sought after residential area of Southfield. It forms part of Hessle's conservation area and comprises many fine homes of distinction, the majority of which evoke the grandeur of the Victorian era. This established Parkland setting lies within walking distance of the bustling centre of Hessle where a superb range of shops and amenities are to be found including fine restaurants, cafes, bars, boutique shops, delicatessen, supermarket, newsagent, banks, chemist, gift shops, hair/beauty salons, health centre, take-aways and more, all of which make Southfield a truly desirable place to live. Situated approximately five 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 carriage way leading 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.

## ACCOMMODATION

Residential entrance door to:

### *ENTRANCE RECEPTION*

A stunning first impression is created by this superb entrance reception. There is tiled flooring throughout and a feature staircase leads up to the first floor complete with a glass and stainless steel balustrade.



### *CLOAKS/W.C*

With concealed flush W.C and wash hand basin upon a glass plinth. Tiled walls and flooring. heated towel rail.

### *LIVING ROOM*

22'2" x 14'3" approx (6.76m x 4.34m approx)

Plus central bay window to the front elevation flanked by further windows.

A particularly spacious room having as its focal point a limestone fire surround with marble backplate housing a "living flame" gas fire. Wall mounted TV point, deep coving and tiled floor throughout.



## KITCHEN

18'7" x 15'02 approx (5.66m x 4.62m approx)

This fabulous room has an extensive range of bespoke base and wall mounted units with granite work surfaces and a matching grand island with breakfast bar area. There is a range cooker with canopied extractor above, double ceramic Belfast style sink with mixer tap, integrated dishwasher and fridge freezer. Tiling to the floor extends throughout and there is recessed downlighting.



## KITCHEN - ALTERNATIVE VIEW



## UTILITY ROOM

9'1" x 6'9" approx (2.77m x 2.06m approx)

Fitted units, granite work surfaces, ceramic sink and drainer with mixer tap, plumbing for automatic washing machine and space for a dryer.

## BOOT ROOM

With access from the kitchen and an external entry point to the side drive, this useful room has fitted cupboards and tiling to the floor.

### *DAY ROOM*

19'3" x 17'0" approx (5.87m x 5.18m approx)

A simply stunning room which features a vaulted ceiling with exposed trusses. The room provides views across the rear garden and double doors lead out to the paved terrace.



### *FIRST FLOOR*

#### *LANDING*

The continuation of the feature staircase leads up to the second floor.



#### *BEDROOM 1*

15'02" x 14'4" approx (4.62m x 4.37m approx)

With tiled floor, recessed downlighters to ceiling, window to front elevation.



### *EN-SUITE BATHROOM*

A luxurious en-suite which has a concealed flush W.C, wash hand basin on plinth, walk in shower area and a feature free standing bath. There is tiling to the walls and floor which itself has underfloor heating and there is a heated towel rail.



### *EN-SUITE BATHROOM - ALTERNATIVE VIEW*



### *BEDROOM 2*

15'7" x 10'10" approx (4.75m x 3.30m approx)  
Window to rear elevation.



### EN-SUITE SHOWER ROOM

With shower cubicle, low level W.C, wash hand basin. Tiling to the walls and floor, underfloor heating. Heated towel rail.



### BEDROOM 3

15'7" x 11'0" approx (4.75m x 3.35m approx)  
Window to rear.



### EN-SUITE SHOWER ROOM

With shower enclosure, low level W.C and wash hand basin. Tiling to the walls and floor, underfloor heating. Heated towel rail.



### SECOND FLOOR

## LANDING

With cupboard to corner.



## BEDROOM 4

13'2" x 13'8" approx (4.01m x 4.17m approx)

Window to rear. Access point to eaves storage.



## BEDROOM 5

13'10" x 13'2" approx (4.22m x 4.01m approx)

Window to front elevation.



### *SHOWER ROOM*

With suite comprising shower cubicle, concealed flush W.C, wash hand basin on plinth, tiling to the walls and floor, underfloor heating, heated towel rail.



### *OUTSIDE*

A curved brick wall with central wrought iron automated gates provide access to the property. There is an extensive block paving wrapped around the front and one side of the property to provide fantastic parking provision. A part sunken patio area lies to the rear of the house with steps leading up to the lawn beyond. The boundaries are a combination of brick wall and fencing. There is also a very useful storage shed located at the bottom of the garden.



### *OUTSIDE - ALTERNATIVE VIEW*



## REAR VIEW OF PROPERTY



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. 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.

## STAMP DUTY LAND TAX : TEMPORARY REDUCED RATES

Residential Rates on purchases from 8 July 2020 to 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

Property or lease premium or transfer value SDLT rate

Up to £500,000 Zero

The next £425,000 (the portion from £500,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

The remaining amount (the portion above £1.5 million) 12%

From 8 July 2020 to 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

## VIEWING APPOINTMENT

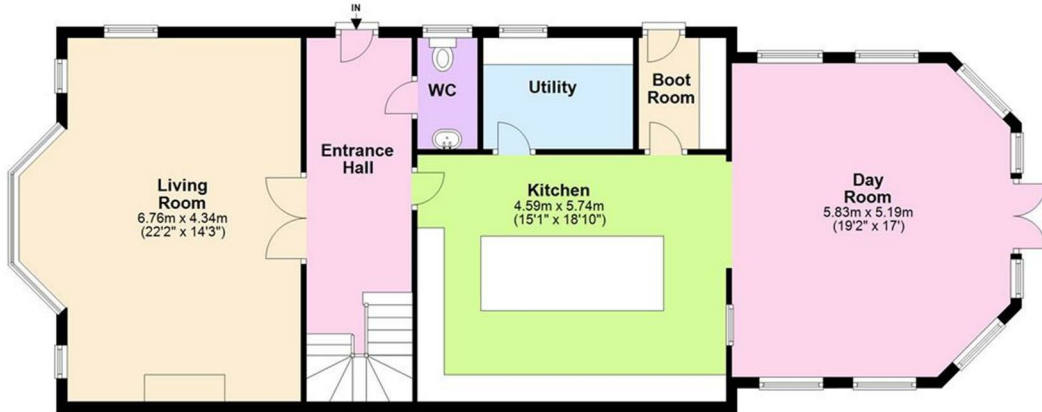
TIME .....DAY/DATE .....

SELLERS NAME(S) .....



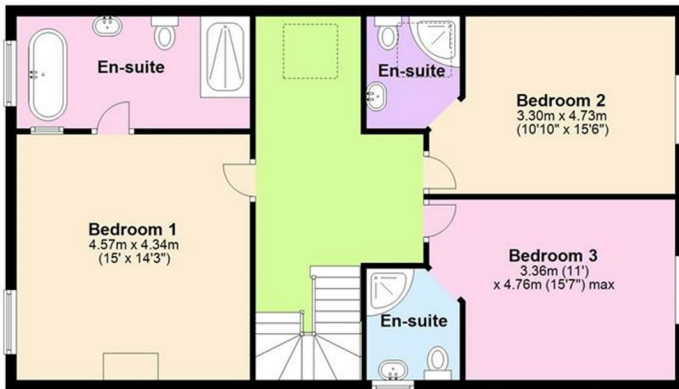
### Ground Floor

Approx. 112.7 sq. metres (1212.8 sq. feet)



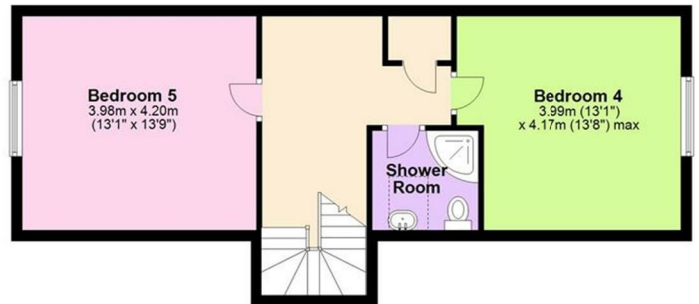
### First Floor

Approx. 82.8 sq. metres (890.9 sq. feet)




### Second Floor

Approx. 55.7 sq. metres (599.6 sq. feet)



Total area: approx. 251.1 sq. metres (2703.2 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	