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**Limb**  
MOVING HOME



*Woodside, Jenny Brough Lane, Hessle, East Yorkshire, HU13 0JZ*

- 📍 Outstanding Detached Property
- 📍 Approx 0.25 Acre Plot
- 📍 Approximately 2,300sq.ft.
- 📍 Sought After Location
- 📍 4 Beds/3 Baths
- 📍 No Chain Involved.
- 📍 Council Tax Band = G
- 📍 Freehold/EPC = C

**£585,000**

## INTRODUCTION

Woodside is an outstanding detached residence in a beautiful 0.25 acre plot, set back from the sought after street scene of Jenny Brough Lane. Ideal for family occupation, this stunning home affords plenty of space with around 2,300sq.ft. of accommodation across two floors. Features include excellent parking, two large single garages, EV charger and delightful gardens with many areas of interest. The accommodation is depicted on the attached floorplan and briefly comprises a large entrance vestibule, inner hallway, 'L' shaped living room and 365 day a year use conservatory with its underfloor heating and log burner together with providing terrific views across the garden. There is also a large dining room, fully fitted breakfast kitchen, utility and cloaks/W.C.. Upon the first floor are four good sized bedrooms, particularly the main which also has a dressing room and en-suite shower room. Bedroom two again has the benefit of a dressing room and stylish en-suite. The remaining two bedrooms are served by a shower room. The accommodation boasts gas fired central heating to radiators and uPVC double glazing. The property is approached across a block set driveway which provides parking for several vehicles and access to either one of the large single garages, one being complete with an EV charger. Overall the site extends to approximately 0.25 acre and the delightful rear garden affords tremendous privacy. There is an extensive paved patio with shaped lawn beyond and ornamental planting provides structure to the garden together with small pond. The rear section houses a summerhouse and shed.

## LOCATION

Woodside enjoys an established setting on Jenny Brough Lane which is a sought after residential location to the west of Hesse centre and which leads from Boothferry Road towards the neighbouring village of Swanland. Hesse has a good range of local shops and amenities, many of which are located in the nearby Hesse Square and The Weir. There has been a recent growth of restaurants, delicatessen and many independent niche traders. Good road connections are available to The Humber Bridge, Hull or the A63/M62 motorway network.

## ACCOMMODATION

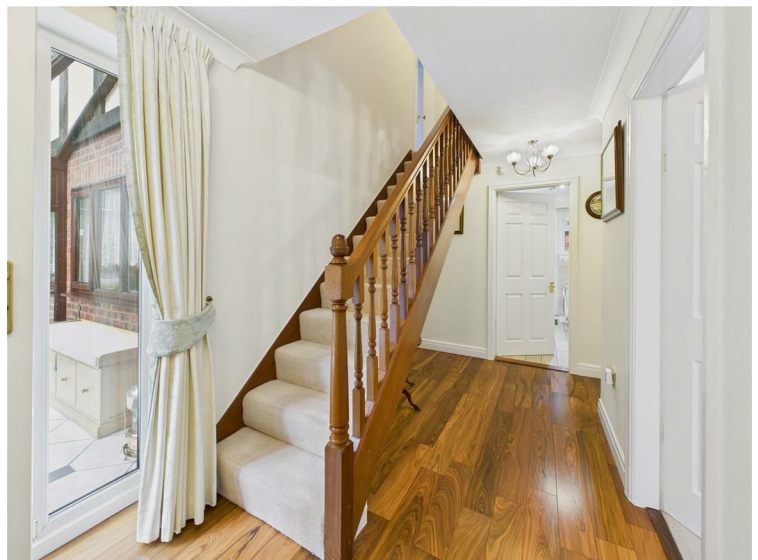
Double opening doors to entrance porch.

## ENTRANCE PORCH

A spacious porch with tiled floor. Internal door giving access to the entrance hallway.

## HALLWAY

With staircase leading up to the first floor with attractive balustrade and open area beneath. Quality wood flooring.



## LIVING ROOM

A great space with window to the front elevation and the focal point being a beautiful marble fireplace housing a "living flame" gas fire. Two pairs of sliding patio doors open through to the conservatory.



## EXTENDED KITCHEN

The heart of the house, the kitchen has been expertly fitted with a stunning range of units having a combination of granite and oak work surfaces together with an oak eating peninsular. Features also include a Neff double oven, microwave above, halogen hob and extractor hood above. There is also a dishwasher, wine chiller and a large fridge. The kitchen has electric underfloor heating with two under cabinet fan heaters which are connected to the central heating system. A window overlooks the rear garden and a tiled floor extends throughout.



## DINING ROOM

A particularly spacious room with two windows to the front elevations, beautiful block wood flooring.



## CONSERVATORY

An impressive room ideal for all year round use with log burner upon a granite hearth. The room has a tiled floor throughout with underfloor heating and beautiful views are afforded across the garden with sliding doors opening out to the terrace.



## UTILITY ROOM

With fitted units, space for washing machine and tumble dryer, tiled floor and surround.



## CLOAKS/W.C.

With low level W.C. and wash hand basin with cabinet, tiled floor.

## FIRST FLOOR

## LANDING

Window overlooking the front and ideal space for a study area. Access to roof void.

## BEDROOM 1

A luxurious main suite with large bedroom area having windows to two aspects. There is a range of fitted wardrobes. Cylinder cupboard to corner.



## DRESSING ROOM

With fitted wardrobes and drawers, window to front elevation.



## EN-SUITE SHOWER ROOM

With suite comprising large "walk in" shower area and fitted furniture with toiletries cabinet and drawers, inset wash hand basin and W.C.. Tiled surround to walls and floor.



## *BEDROOM 2*

A double bedroom with bed area flanked by fitted furniture comprising wardrobes, cupboards and drawers. Window to front elevation.



## *DRESSING ROOM*

With fitted wardrobe and drawers, window overlooking the garden.



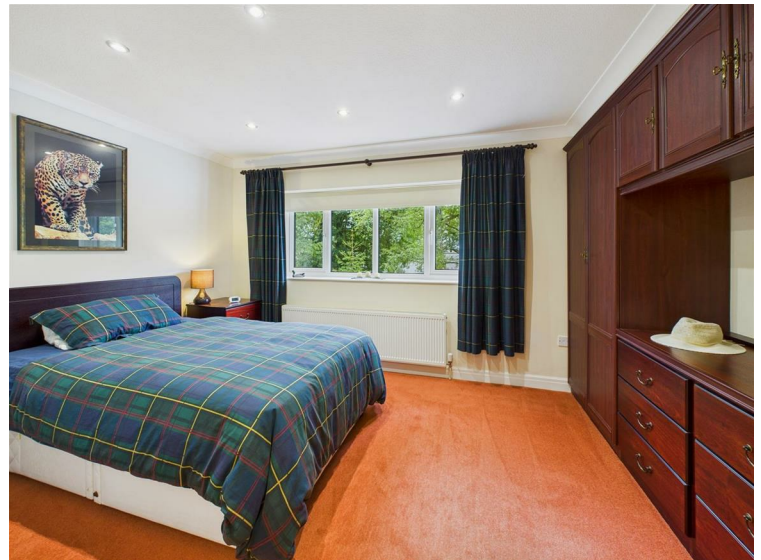
## EN-SUITE BATHROOM

Stylish suite comprising bath with shower over and screen, fitted furniture with inset wash hand basin and concealed flush W.C., heated towel rail.



## BEDROOM 3

Having a range of fitted wardrobes, cupboards and drawers. Window to rear elevation.



## BEDROOM 4

With fitted wardrobe, window to rear elevation.



## SHOWER ROOM

With suite comprising corner shower cubicle, fitted furniture with inset wash hand basin and concealed flush W.C., tiling to walls.



## OUTSIDE

The property is approached across a block set driveway which provides parking for several vehicles and access to either one of the large single garages, one being complete with an EV charger. Overall the site extends to approximately 0.25 acre and the delightful rear garden affords tremendous privacy. There is an extensive paved patio with shaped lawn beyond and ornamental planting provides structure to the garden. There is a small pond and the rear section houses a summerhouse and shed.



## SIDE

A paved area to the side of the house, ideal for bin storage etc.



## 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 G. 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.

## AGENTS NOTE

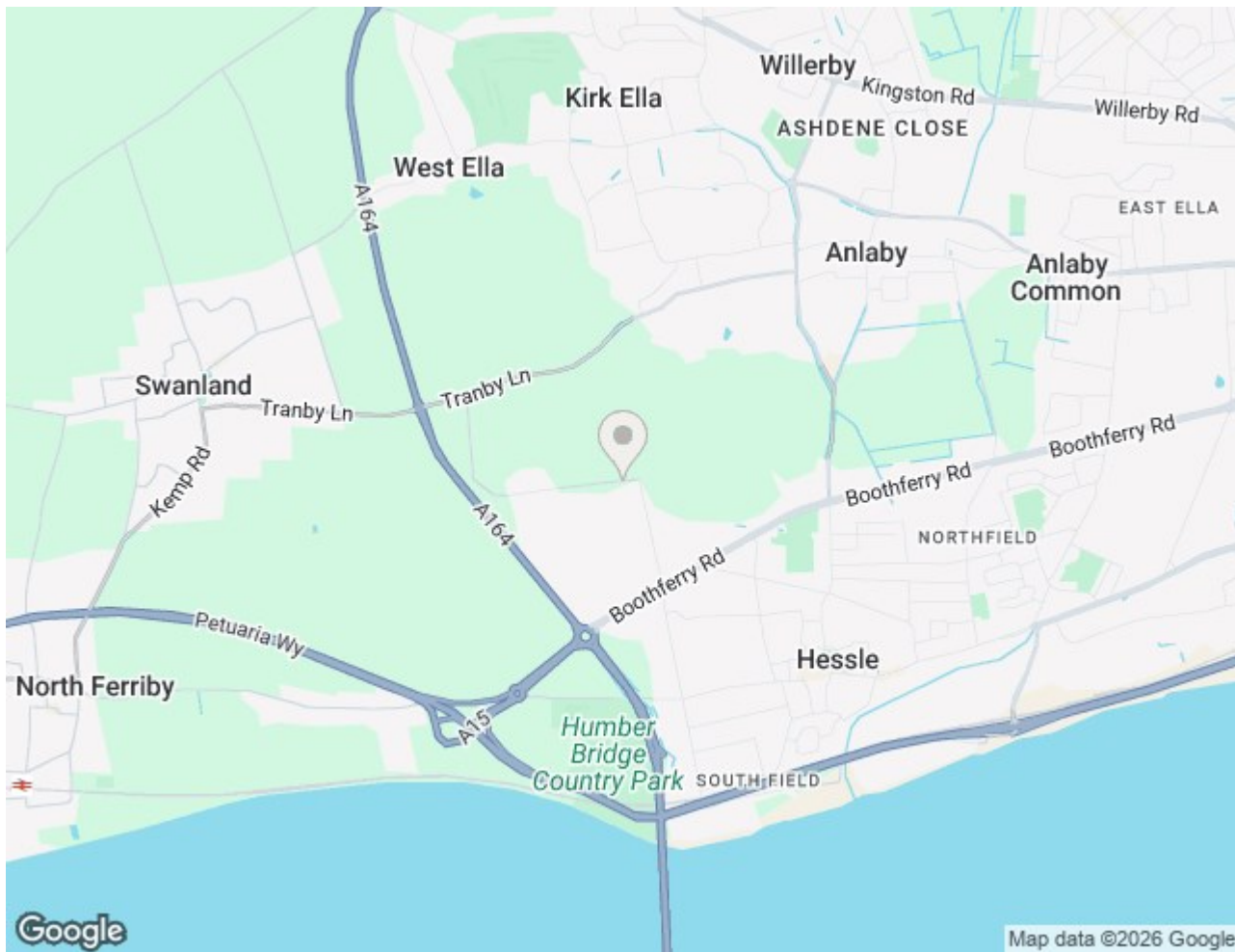
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





**Approximate total area<sup>m</sup>**  
 1725 ft<sup>2</sup>  
 160.2 m<sup>2</sup>

**Reduced headroom**  
 14 ft<sup>2</sup>  
 1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

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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