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**Limb**  
MOVING HOME



*91 Richmond Road, Hessle, East Yorkshire, HU13 9DN*

- 📍 Extended Terraced House
- 📍 Stylish Breakfast Kitchen
- 📍 Two Bedrooms
- 📍 Council Tax Band = B

- 📍 Contemporary Bathroom
- 📍 Low Maintenance Garden
- 📍 Insulated Double Garage
- 📍 Freehold / EPC = D

**£165,000**

## INTRODUCTION

An excellent, well-presented terraced home with extended accommodation and modern fittings, perfectly positioned for first-time buyers.

The flexible internal space features a lounge/diner and a truly stylish, well-equipped kitchen with integrated appliances and French doors leading to the garden. Upstairs, there are two bedrooms and a contemporary bathroom with shower facilities. The rear garden offers a decked patio and artificial lawn for low-maintenance enjoyment. A significant benefit is the insulated double garage, accessed via the rear, offering versatile space ideal for a gym or home office.

## LOCATION

The property is situated along Richmond Road, accessed via Beverley Road, 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 and beauty salons, takeaway, delicatessen and newsagents. Further amenities are located around Hessle square including a supermarket, chemist, newsagent, bank, gift shop and health centre. Local schooling includes primary at Hessle All saints church of England and Hessle Penshurst. Secondary schooling is at Hessle high school. Hessle has its own main line 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 leads into Hull City centre to the east or the national motorway network to the west.

## ACCOMMODATION

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

Residential entrance door to:

## ENTRANCE HALL

With staircase leading up to the first floor.



## LOUNGE/DINER

With feature fire surround housing a living flame gas fire. Bay window to the front elevation. Open plan through to the dining area.



## DINING AREA

With bi-fold doors to the kitchen.



## BREAKFAST KITCHEN

Having a range of stylish units with laminate worktops incorporating a one and a half bowl sink and drainer with mixer tap plus a host of appliances including a double oven, four ring gas hob, dishwasher washing machine and American style fridge/freezer. There is a breakfast bar plus window and French doors leading out to the decked patio.



## FIRST FLOOR

## LANDING

## BEDROOM 1

With built in wardrobes and windows to the front elevation.





## BEDROOM 2

Window to rear.



## BATHROOM

With contemporary suite comprising a shaped bath with shower over and screen, vanity unit with feature wash hand basin with waterfall tap and low flush W.C. Tiling to walls and floor, heated towel rail and window to rear.



## OUTSIDE

A gravelled garden area extends to the front with low brick walled boundary. The rear garden is set out for ease of maintenance with a decked patio area directly adjoining the property with steps down to the artificial lawn and large patio area. A significant benefit is the insulated double garage, accessed via the rear, offering versatile space ideal for a gym or home office.







## TENURE

Freehold

## COUNCIL TAX BAND

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







