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Limb
MOVING HOME



5 Fletcher Close, Hessle, East Yorkshire, HU13 9LD

- 📍 First Floor Apartment
- 📍 Good Storage
- 📍 No Onward Chain
- 📍 Council Tax Band = A

- 📍 Two Bedrooms
- 📍 Gas c/h & d/glaz
- 📍 Residents Parking
- 📍 Leasehold / EPC = C

£114,950

INTRODUCTION

A truly 'move-in ready' first-floor apartment, immaculately presented and offering deceptively spacious accommodation. The property boasts a lounge with a modern wall-mounted fire, a stylish fitted kitchen with integrated appliances, and two well-proportioned bedrooms, with fitted wardrobes in bedroom one. A modern shower room serves the apartment. A significant benefit is the extensive storage on offer, including an airing cupboard, storage cupboard, and a large store room. The property also benefits from double glazing, gas central heating to radiators and a secure intercom entry system.

Outside, residents can enjoy communal gardens and a balcony accessible from the shared landing. Resident and visitor parking is also available.

LOCATION

Fletcher Close is a cul-de-sac situated off The Hourne which runs off Swinegate/Eastgate close to the town centre. 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

Communal access door to:

COMMUNAL HALL/LANDING

With staircase leading up to the first floor and private residential access door to:

ENTRANCE HALL

With an excellent range of storage including a store room, cupboard with shelving and further storage cupboard.

LOUNGE

14'8" x 10'8" approx (4.47m x 3.25m approx)

With wall mounted electric fire and window to the front elevation.



KITCHEN

10'9" x 9'4" approx (3.28m x 2.84m approx)

Having a range of modern base and wall units with laminate worktops, sink and drainer, tiled splashbacks plus appliances including a freestanding cooker, under counter fridge and washing machine. A cupboard to the corner houses the recently fitted gas central heating boiler (fitted December 2024). Window to the front elevation.



BEDROOM 1

11'5" x 9'7" approx (3.48m x 2.92m approx)

Measurement up to fitted wardrobes. window to the side elevation.



BEDROOM 2

9'4" x 9'4" approx (2.84m x 2.84m approx)

Window to side elevation.



SHOWER ROOM

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



OUTSIDE

Outside, residents can enjoy communal gardens and a balcony accessible from the shared landing. Resident and visitor parking is also available.

TENURE

Leasehold - The lease term is 125 years dated from February 1988.

SERVICE CHARGES

The client has advised the following charges are:

The ground rent is £10 per annum.

The service charge is £400 per annum.

COUNCIL TAX BAND

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

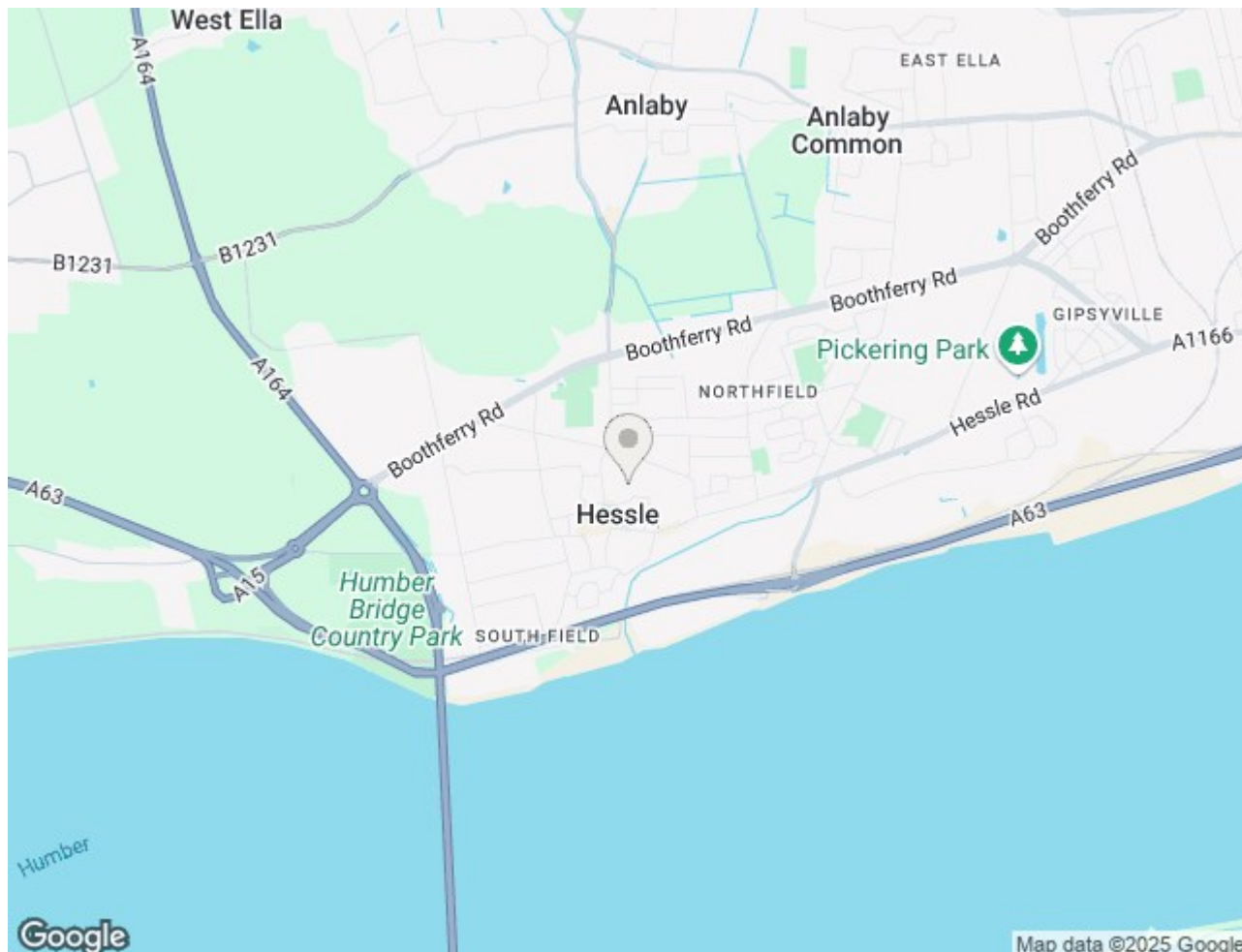
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

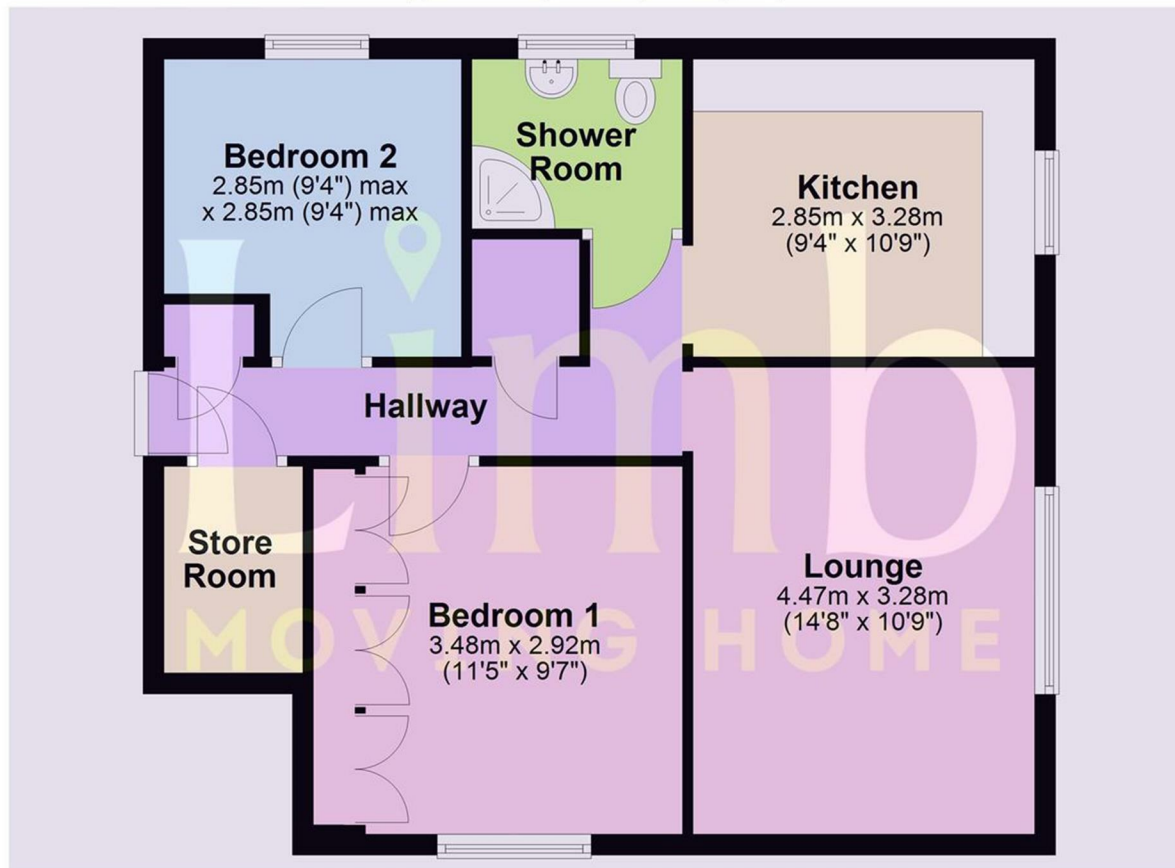
VALUATION SERVICE

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.



Ground Floor


Approx. 59.6 sq. metres (641.6 sq. feet)



Total area: approx. 59.6 sq. metres (641.6 sq. feet)

5 Fletcher Close, Hessle

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	