

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



15 Field View Drive, Hessle, East Yorkshire, HU13 0FB

- 📍 Superb Detached House
- 📍 4 Fitted bedrooms
- 📍 Stylish Dining Kitchen
- 📍 Council Tax Band = F
- 📍 3 Reception Rooms
- 📍 Lovely Position
- 📍 Large Drive & Double Garage
- 📍 Freehold / EPC = B

£485,000

INTRODUCTION

A superb detached house offering substantial accommodation, ideally positioned overlooking open green space. This home features spacious living which is enhanced by upgraded fittings such as Quartz worktops, continuous tiled flooring downstairs, and fitted wardrobes in every bedroom. The versatile layout comprises a welcoming entrance hall, cloaks/W.C., and a choice of three reception rooms: a dedicated study, a comfortable lounge, and a separate dining room. The superb dining kitchen is a central hub, perfectly complemented by a practical utility room. The property benefits from a Nest heating system.

The first floor hosts four generous double bedrooms, all with fitted wardrobes. The main bedroom includes a luxurious en-suite bathroom, and a family bathroom with both a bath and separate shower ensures convenience for all.

Outside, the property benefits from a delightful plot with a double-width driveway offering excellent parking for up to four vehicles, leading to the double garage. There is also an EV charger installed. The rear garden enjoys a south-facing aspect with a lawn, a patio area, and attractive planted borders.

LOCATION

Field View Drive is situated off Barkworth Way which runs off Broad avenue and forms part of the Hessewood Park development located off Jenny Brough Lane, Hesse. Hesse 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 Hesse Square including a supermarket, chemist, newsagent, bank, gift shop, and health centre. Local schooling includes primary - Hesse All Saints Church of England and Hesse Penshurst. Secondary schooling is at Hesse High School. Hesse 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 depicted on the attached floorplan.

Residential entrance door to:



ENTRANCE HALLWAY

Spacious and welcoming with tiled floor, staircase leading up to the first floor with cupboard under and window to the front elevation.



CLOAKS/W.C.

With low flush W.C. and wash hand basin.

STUDY

Window to the front elevation and tiled floor.



LOUNGE

Windows to the front elevation and tiled floor.



DINING ROOM

Tiled floor and French doors leading out to the rear garden.



DINING KITCHEN

Having a range of stylish base and wall units with sleek granite worktops incorporating an under counter sink with mixer tap and tiled splashbacks. Integrated appliances include a double oven, six ring gas hob with extractor above, fridge/freezer and dishwasher. Inset spot lights, tiled floor and French doors to the rear garden.



UTILITY ROOM

With fitted wase and wall units, sink and drainer, plumbing for a washing machine, cupboard housing the gas central heating boiler, tiled floor and external access door to side.

FIRST FLOOR

LANDING

With large cylinder cupboard and window to the front elevation. There is access to the loft which is part boarded.



BEDROOM 1

With fitted wardrobes and windows to rear.



EN-SUITE BATHROOM

With suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Fully tiled to walls and floor, inset spot lights and window to rear.



BEDROOM 2

With fitted wardrobes and windows to the front elevation.



BEDROOM 3

With fitted wardrobes and window to the rear.



BEDROOM 4

With fitted wardrobes and windows to the front elevation.



FAMILY BATHROOM

With suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Fully tiled to walls and floor, window to side.



OUTSIDE

Outside, the property benefits from a delightful plot with a double-width driveway offering excellent parking for up to four vehicles, leading to the double garage. The rear garden enjoys a south-facing aspect with a lawn, a patio area, and attractive planted borders.



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 F. 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

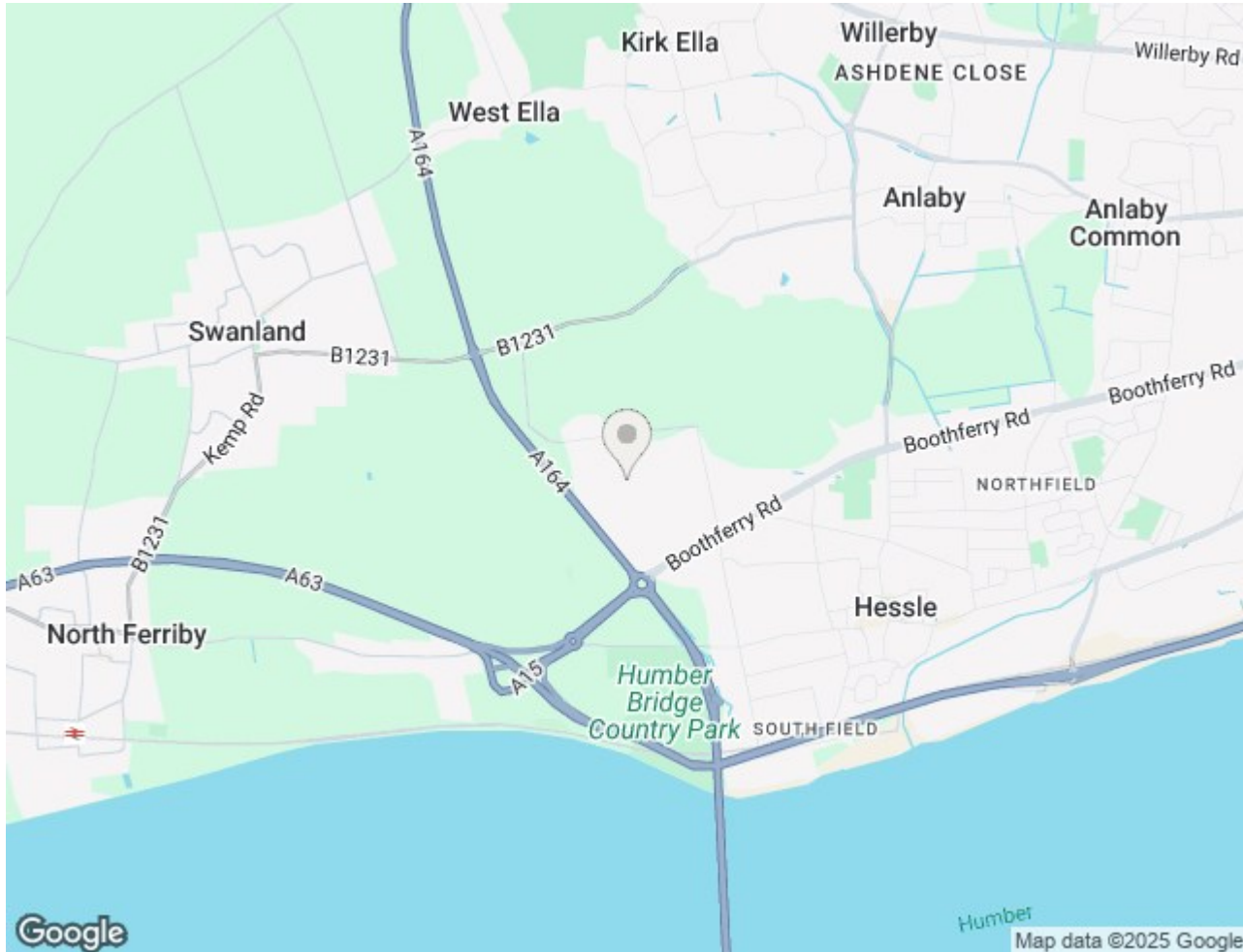
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

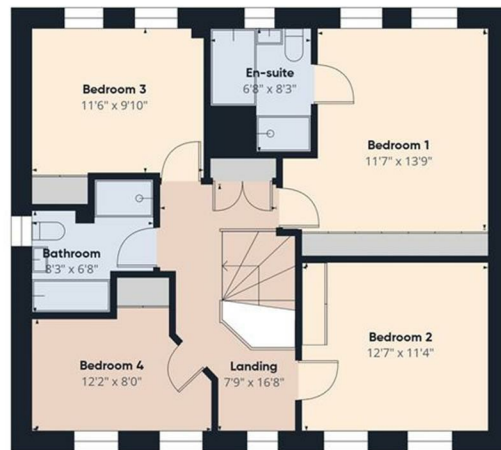
VALUATION SERVICE

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.





Floor 0



Floor 1



Approximate total area[®]
1570 ft²


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(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	