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Limb
MOVING HOME

25a Heads Lane, Hessle, East Yorkshire, HU13 0JH

- Superlative Detached House
- Immaculately Presented
- 5 Beds/3 Baths
- Council Tax Band = F
- Great Open Plan Space
- Good Parking & Garage
- Private Location
- Freehold/EPC = C

£550,000

INTRODUCTION

This superlative detached house stands at the end of a small private drive providing privacy and tranquillity with easy access to all that Hessle has to offer. One of only two properties built in 2014 by the highly renowned local builders Marsden Homes, this is the largest with an extra bedroom and bigger plot which, together with no passing traffic, is ideal for a growing family. Built to a meticulous standard and immaculately presented throughout, the superb specification includes high energy efficiency with solar panels, heat recovery system and underfloor heating to the ground floor. The accommodation is depicted on the attached floorplan and covers three floors. The generously proportioned accommodation features a stunning lounge with log burner and an open plan dining kitchen with island and access to the garden. Practicalities are covered by a utility room, attractive cloakroom and with internal access to the garage. The galleried landing leads to four bedrooms, one with an en-suite plus a four piece family bathroom. The upper floor is dedicated to a luxurious principal suite with shower room. Both uPVC framed double glazing and gas fired central heating to radiators, being underfloor at ground floor level are installed. The attractive plot has plenty of parking and access to a large garage. The grounds are part walled with lawns, paved terraces and entertaining area.

LOCATION

This established and leafy location is extremely popular and well placed for Hessle's excellent range of shops and amenities. The property is also well situated for commuting with convenient access to the Humber Bridge, Clive Sullivan Way and the A63/M62 motorway network. 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

Residential entrance door to:

ENTRANCE HALL

A lovely hallway with stairs to first floor off and very large storage cupboard beneath.

LIVING ROOM

A great living space with a contemporary log burner upon a marble hearth to the chimney breast. There is a bay window to front elevation and tiled flooring extends throughout with underfloor heating. A wide opening leads through in an open plan style to the dining kitchen.

DINING KITCHEN

Having an extensive range of high gloss base and wall mounted units, contemporary worksurfaces and central island. Features include a double oven, four ring gas hob, extractor hood above, dishwasher, fridge and there is a Blanco one and a half sink with drainer. A window overlooks the rear garden and double doors lead out to the patio. A tiled floor with underfloor heating extends throughout and there is a wall mounted TV point.

KITCHEN AREA

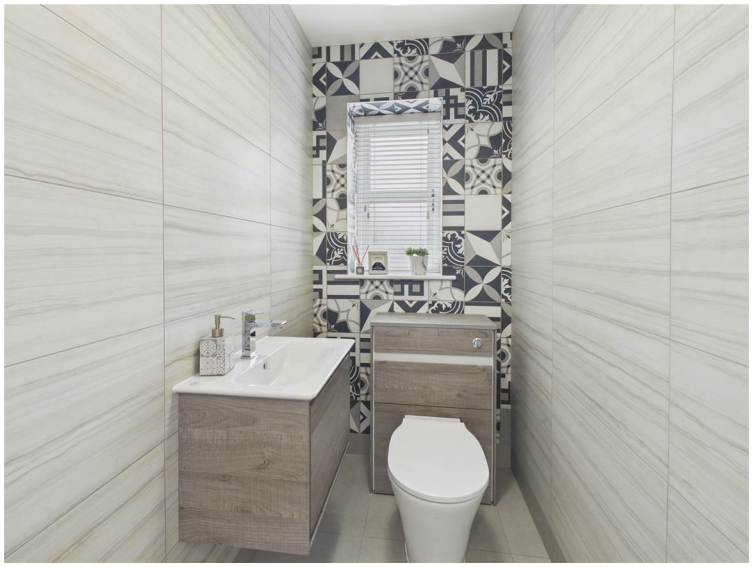
DINING AREA

INNER LOBBY

With internal access to the garage, utility room and W.C..

W.C.

With wash hand basin and cabinet, concealed flush W.C., attractive tiling to the walls and floor.



UTILITY ROOM

With an excellent range of fitted units, sink and drainer, plumbing for automatic washing machine, wall mounted Worcester gas fired central heating boiler and space for further appliances. Window and external door to rear. Tiling to floor.

FIRST FLOOR

LANDING

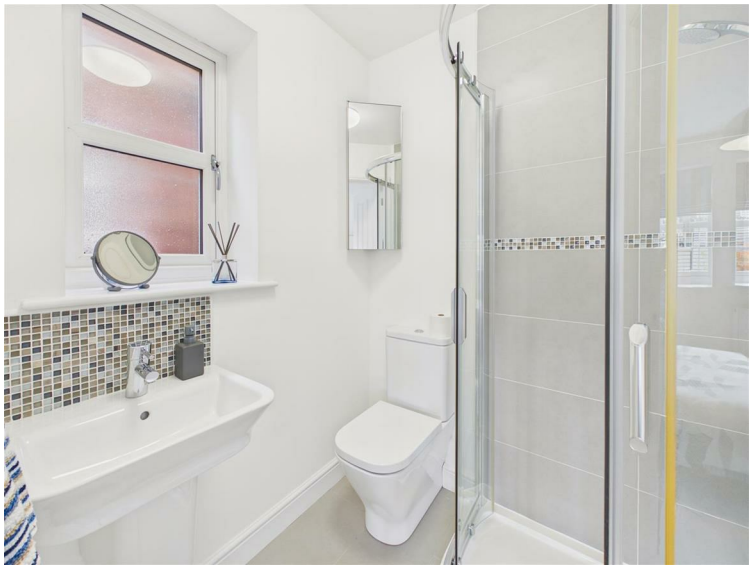
A spacious landing with window to front, tank cupboard and further staircase leading up to the second floor.

BEDROOM 2

A super double bedroom with two windows to the front elevation.

EN-SUITE SHOWER ROOM

With low level W.C., wash hand basin and shower cubicle.



BEDROOM 3

With window to front Velux style window to rear.

BEDROOM 4

Window to rear elevation.

NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

BEDROOM 5

Window to rear elevation.

BATHROOM

Four piece suite comprising panelled bath, shower cubicle, low level W.C. and wash hand basin, tiling to floor.

SECOND FLOOR

LANDING

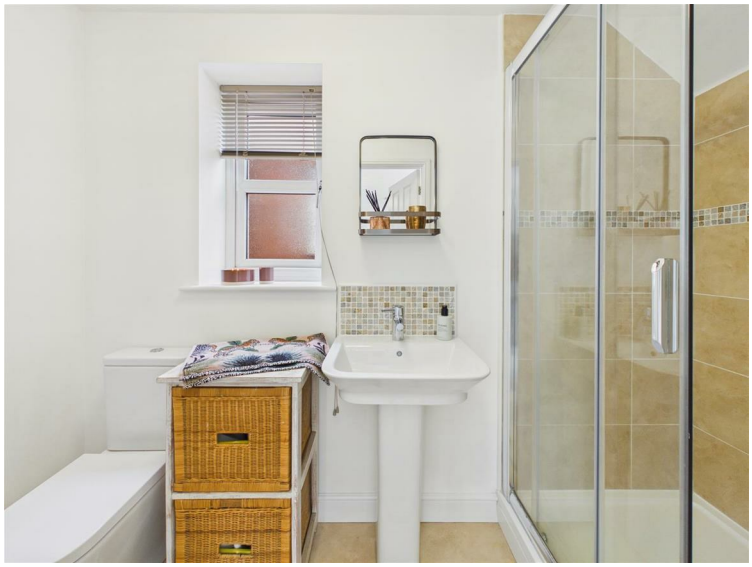
Window to side elevation. A deep storage cupboard is situated off.

BEDROOM 1

A luxuriously proportioned main bedroom with two Velux style windows to the rear. To one corner is a further storage cupboard.

EN-SUITE SHOWER ROOM

With low level W.W., pedestal wash hand basin, large shower enclosure, tiled surround and floor, heated towel rail.



GARAGE

A large single garage with automated up and over door.

OUTSIDE

The property is situated at the end of a tarmac private drive and therefore has no passing traffic and provides good parking with a block set driveway and garage. There is also a lawned garden, paved area, hedging and walls to the perimeter. The rear garden is a particular feature incorporating paved terraces to the rear of the house and also to one corner with interconnecting path flanked by lawn. There is also a barbeque area and the garden has a feature walled surround to much of its perimeter.

REAR VIEW

HEATING

The property has the benefit of gas fired central heating to radiators, being underfloor at ground floor level are installed.

GLAZING

The property has the benefit of uPVC double glazing.

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, such as floor coverings, curtains and light fittings. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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 sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

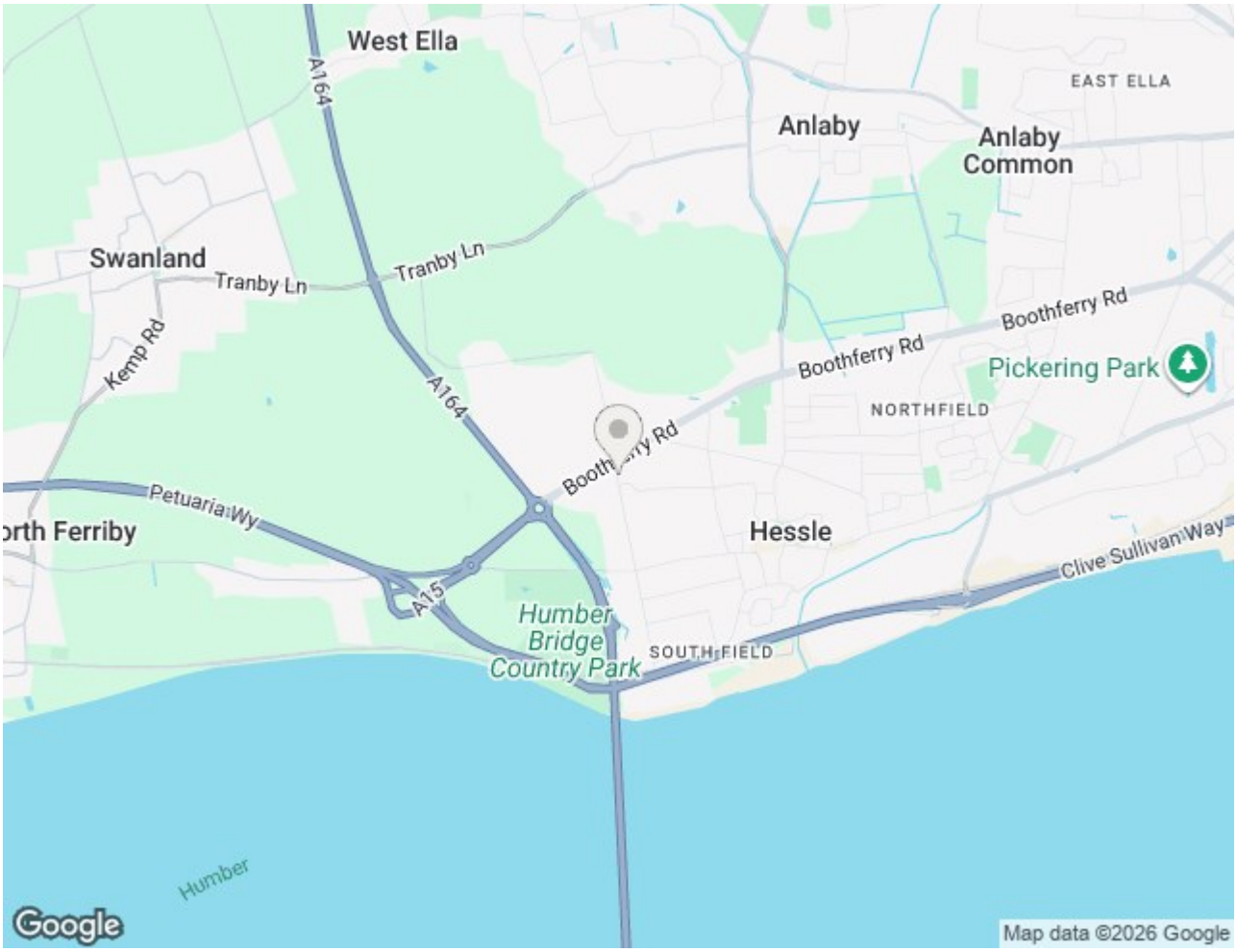
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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.


West Ella
A164
EAST ELLA
Anlaby
Anlaby Common
Swanland
Tranby Ln
Tranby Ln
Kemp Rd
Boothferry Rd
Boothferry Rd
Pickering Park
A164
NORTHFIELD
Boothferry Rd
Petuaria Wy
orth Ferriby
Hessle
Clive Sullivan Way
A15
Humber Bridge Country Park
SOUTHFIELD
Humber
Google
Map data ©2026 Google

Floor 0

Approximate total area(1)
902 ft²
83.8 m²

Reduced headroom
1 ft²
0.1 m²

(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.

GIRAFFE360

Approximate total area(1)
745 ft²
69.3 m²

Reduced headroom
16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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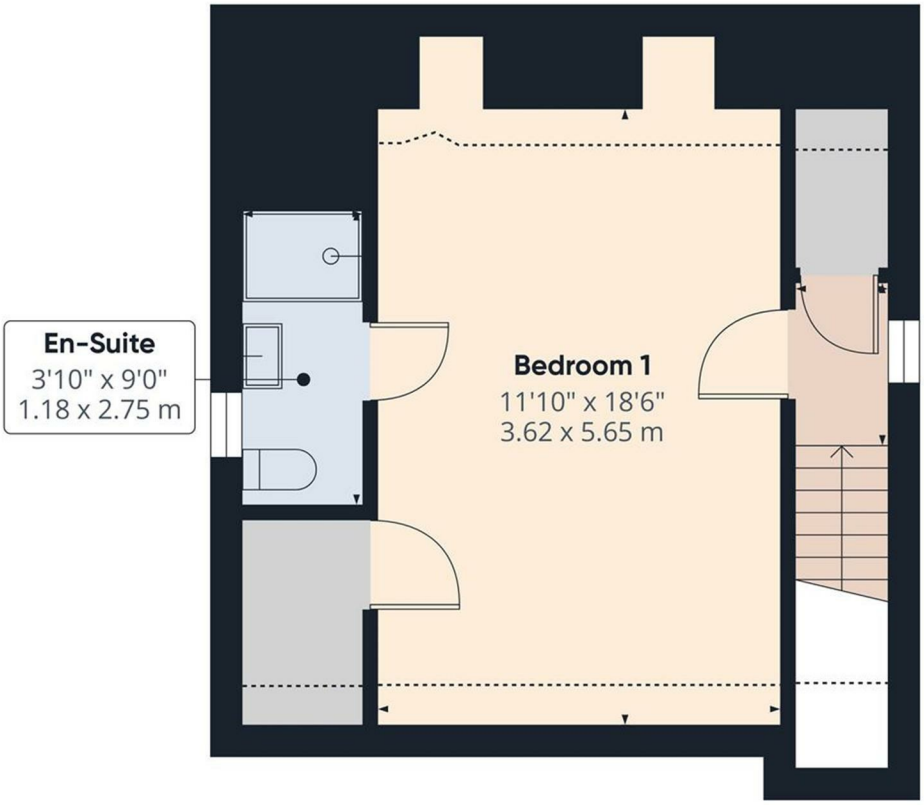
GIRAFFE360



Floor 2

N
W E
S

Approximate total area(1)
322 ft²
29.9 m²

Reduced headroom
45 ft²
4.2 m²

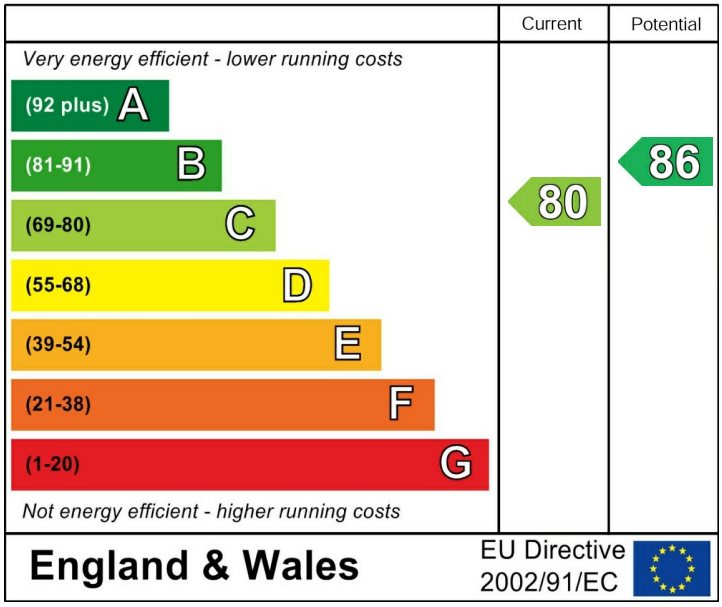
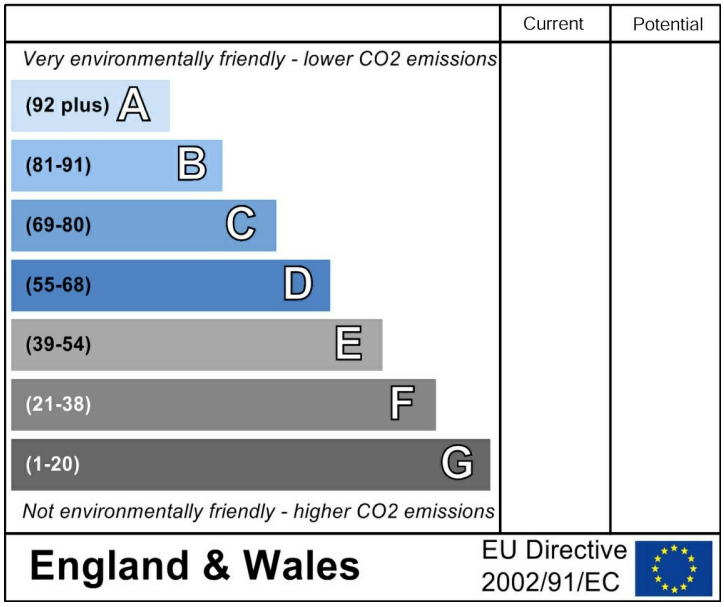
(1) Excluding balconies and terraces

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.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating