

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF
T: 01482 669982 F: 01482 669984
E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



5 Grove Hill, Hessle, East Yorkshire, HU13 0RT

- 📍 Delightful Cottage
- 📍 Fantastic Location
- 📍 Lovely Dining Kitchen
- 📍 Contemporary Bathroom
- 📍 Two Double Bedrooms
- 📍 Rear Decked Courtyard
- 📍 No Onward Chain!
- 📍 EPC = D

£165,000

INTRODUCTION

This delightful cottage is ideally situated within walking distance of Hessle town centre and The Weir with restaurants and cafe bars a plenty. The immaculately presented property is deceptively spacious and has been renovated to a high standard by the current owner and must be viewed to fully appreciate. The accommodation comprises of an entrance porch, lounge, lovely kitchen/dining area with built in appliances and butchers block worksurfaces, a contemporary bathroom with four piece suite and two double bedrooms. The property has the benefit of gas central heating and uPVC double glazing.

There is a delightful decked courtyard to the rear with built in outhouse.



LOCATION

The property is situated in the quiet cul-de-sac of Grove Hill, close to its junction with South Lane and the Weir. 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 bus terminal and 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

Leading in from Grove Hill is a solid oak front entrance door with stained glass panel.

ENTRANCE PORCH

Quarry tiled floor and window at side aspect. Solid oak stable door into lounge.

LOUNGE

11'5" x 10'9" approx (3.48m x 3.28m approx)

Double glazed window, recessed adjustable down lights and central pendant light. Rendered chimney breast, inset quarry tiled hearth with gas supply provided and feature oak mantle piece above. High pile carpet and traditional column radiator.



DINING KITCHEN

18'2" x 11'7" (measurements to extremes) approx (5.54m x 3.53m
(measurements to extremes) approx)

Shaker style kitchen consisting of modern base and wall units. Solid beech butchers block work surfaces extending to a brick based breakfast bar. Larder cupboard suitable for tall fridge/freezer, Neff oven and four ring gas hob with filtered extractor hood and stainless steel splash back, plumbing for a slimline dishwasher and washing machine. Cupboard housing condensing combi boiler, white ceramic Belfast sink with mixer tap and under cupboard feature lighting. Two vertical column radiators, solid oak flooring and stable door opens to access the rear courtyard. Velux window and window to the rear aspect. Recessed adjustable down lights and LED mood lighting. Carpeted staircase with twisted oak spindles, handrail and LED mood lights lead to first floor accommodation.



BATHROOM

With contemporary four piece suite comprising of a 1800mm double ended bath with wall mounted chrome taps. Shower enclosure with mains thermostatic concealed mixer and head. Wall mounted hand basin with wall mounted chrome taps, concealed WC cistern with 'floating' toilet. Natural stone wall tiles, underfloor heating and floor tiles, wall mounted towel radiator, low voltage track lighting. Velux window and window to the rear aspect.



FIRST FLOOR

BEDROOM 1

11'9" x 10'11" approx (3.58m x 3.33m approx)

Double bedroom with vaulted ceiling, pendant lighting and remote controlled ceiling fan. TV outlet, vertical column radiator and window to front elevation.



BEDROOM 2

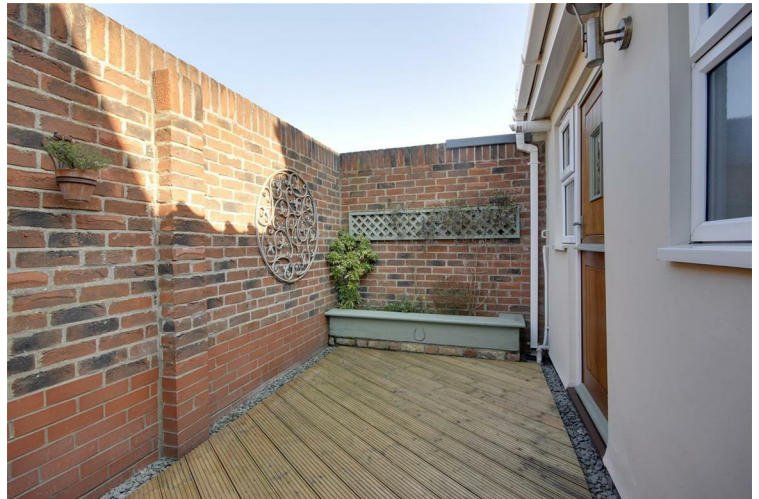
10'4" x 9'1" approx (3.15m x 2.77m approx)

Double bedroom with purpose built dormer to rear elevation. Recessed down lights, TV outlet and feature column radiator.



OUTSIDE

To the rear of the property is a delightful decked courtyard, raised planter and purpose built outhouse with power and vent for a tumble dryer. External light and cedar gate for right of access to remove refuge.



TENURE

Freehold

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

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

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.

STAMP DUTY LAND TAX

Purchase Price of Property

£0 - £125,000 0%
 £125,001 - £250,000 2%
 £250,001 - £925,000 5%
 £925,001 - £1,500,000 10%
 £1,500,001 and over 12%

Rates Paid on the Part of the Property Price Within Each Tax Band

Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT

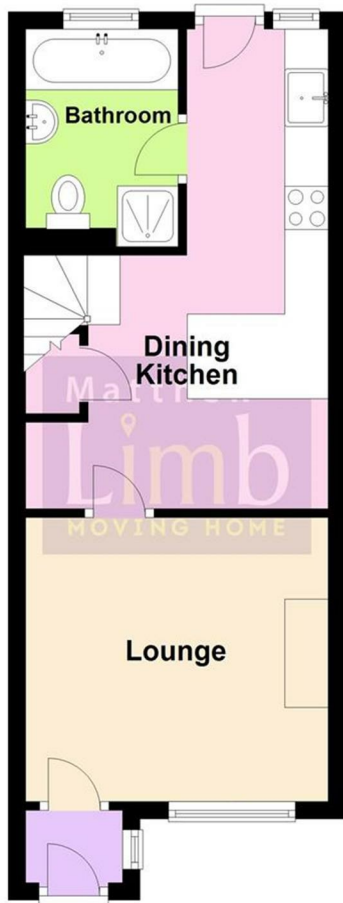
TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 32.2 sq. metres (346.1 sq. feet)




First Floor

Approx. 23.8 sq. metres (256.0 sq. feet)



Total area: approx. 55.9 sq. metres (602.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	62	
(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	