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**Limb**  
MOVING HOME



*372 Boothferry Road, Hessle, East Yorkshire, HU13 0NR*

- 📍 Semi-Detached House
- 📍 4 Double Bedrooms
- 📍 Open Plan Living Kitchen
- 📍 Council Tax Band = D
- 📍 Stylish Bathroom & Separate Shower
- 📍 Lovely Rear Garden
- 📍 Driveway & Garages
- 📍 Freehold / EPC = C

**£340,000**



## INTRODUCTION

This bay-fronted semi-detached house has been extended and recently modernised by the current owners to provide a well-presented family home. The ground floor accommodation comprises an entrance hall, a lounge, and a large open-plan living kitchen featuring a central island with integrated appliances and French doors opening onto the rear decking. A rear lobby incorporates a utility area and gives access to the cloakroom/W.C.

To the first floor, there are four double bedrooms along with a stylish family bathroom and an additional separate shower room off bedroom 3. Externally, a gravelled driveway provides off-street parking for two vehicles and leads to a single garage. The rear garden is mainly laid to lawn with a decked patio area directly adjoining the house and a woodchip play area to the rear. The property also benefits from a large detached garage which includes a workshop area.

## LOCATION

Hessle is a vibrant and historic small town situated on the north bank of the Humber, famed for the iconic Humber Bridge. It offers an exceptional quality of life, celebrated for its unique character, bustling town square and parades together with the picturesque Hessle Foreshore. This close-knit community atmosphere blends perfectly with the array of amenities making this an ideal place to live.

The heart of the town, centred around "The Weir" and the Square, is home to an eclectic mix of independent boutiques, popular cafés, and traditional pubs together with many well-known brands/names. For broader shopping needs, the nearby Sainsbury's superstore and retail parks are easily accessible, while the Country Park and Foreshore are a perfect place for walking, cycling, and leisure.

The town is served by well-regarded primary schools, including Hessle All Saints and Penshurst Primary. Hessle High School and Sixth Form College offers secondary education while the proximity to independent schools such as Tranby School and Hymers College ensure diverse educational opportunities for all ages.

Hessle provides superb regional connectivity, acting as a primary gateway for the region. The town features its own railway station with frequent services to Hull, Doncaster, and Sheffield, as well as easy connections to London. Strategically located along the A63, it offers immediate access to Hull and the M62 corridor, while the Humber Bridge provides a direct link to North Lincolnshire and beyond including Humberside Airport.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 5 miles
- Beverley (Historic Market Town): Approx. 9 miles
- York: Approx. 38 miles
- Leeds: Approx. 55 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

## ACCOMMODATION

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

Residential entrance door to:

## ENTRANCE PORCH

With residential door to:

## ENTRANCE HALLWAY

With engineered wood flooring and staircase leading up to the first floor with cupboard under.



## LOUNGE

With panelling to one wall and bay window to the front elevation.



## OPEN PLAN LIVING KITCHEN

Situated to the rear of the property with French doors opening out to the rear decked patio and garden beyond. Engineered wood flooring is fitted throughout and there is a multi-fuel stove upon a marble hearth. The kitchen has a range of stylish base and wall units with contrasting worktops and matching central island. An array of integrated appliances include an oven, five ring gas hob with filter above, fridge/freezer and dishwasher. A large storage cupboard is situated to one corner. Window to side and rear elevation.



## KITCHEN AREA





## DINING AREA



## LIVING AREA

### REAR LOBBY/UTILITY

With integrated washing machine and external access door to side.

### CLOAKS/W.C.

With low flush W.C. and space saver wash hand basin. Window to side.

## FIRST FLOOR

### LANDING

### BEDROOM 1

With bay window to the front elevation.



## BEDROOM 2

With inset spot lights and window to the rear.



## BEDROOM 3

Window to rear elevation.



## EN-SUITE SHOWER

With shower enclosure, tiled floor, heated towel rail and window to side.



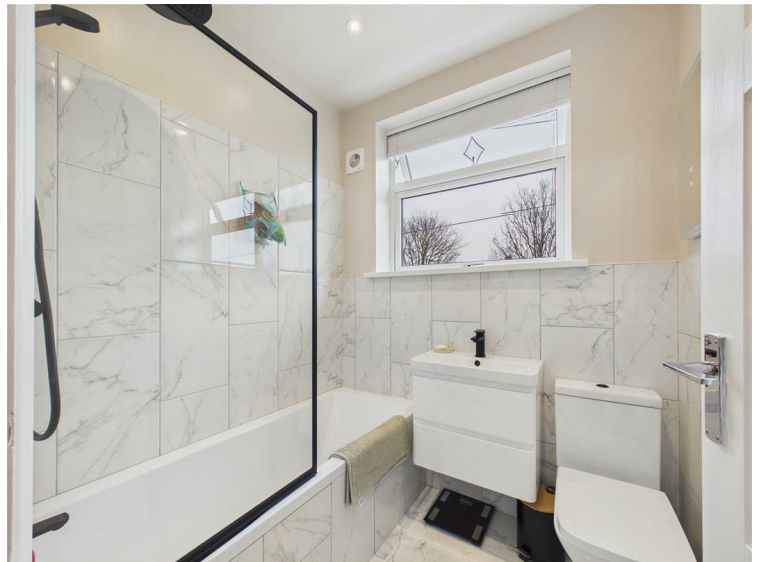
## BEDROOM 4

Window to the front elevation.



## BATHROOM

With stylish suite comprising a bath with rainhead and hand held shower, glass screen, vanity unit with wash hand basin and low flush W.C. Part tiling to walls, tiled floor, heated towel rail, inset spot lights and window to the front elevation.



## OUTSIDE

A gravelled driveway provides off-street parking for two vehicles and leads to a single garage. The rear garden is mainly laid to lawn with a decked patio area directly adjoining the house and a woodchip play area to the rear. The property also benefits from a large detached garage which includes a workshop area.





## REAR VIEW



## HEATING

The property has the benefit of gas central heating to radiators.

## 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 D. 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*

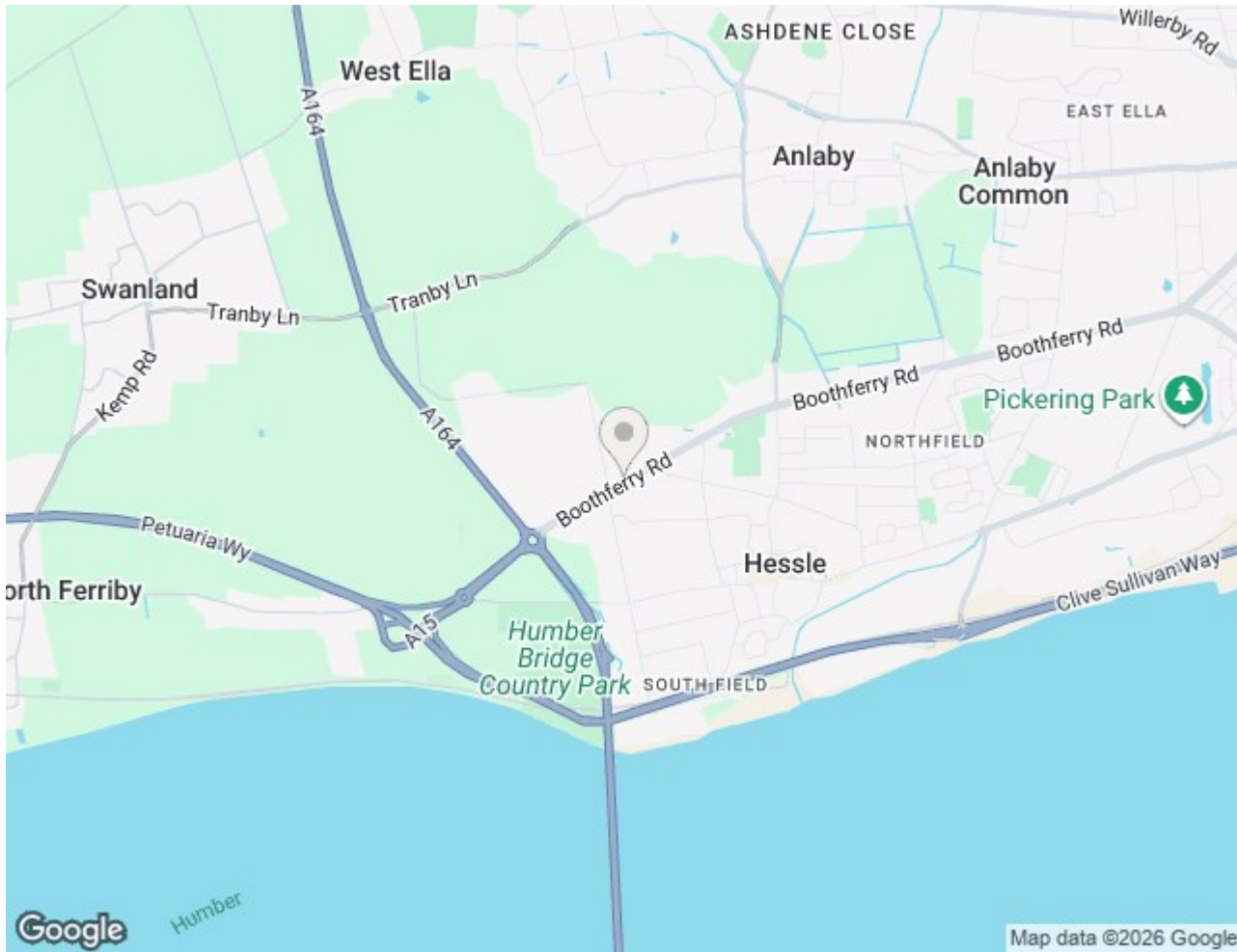
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are 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. AI may have also been used to enhance photography.

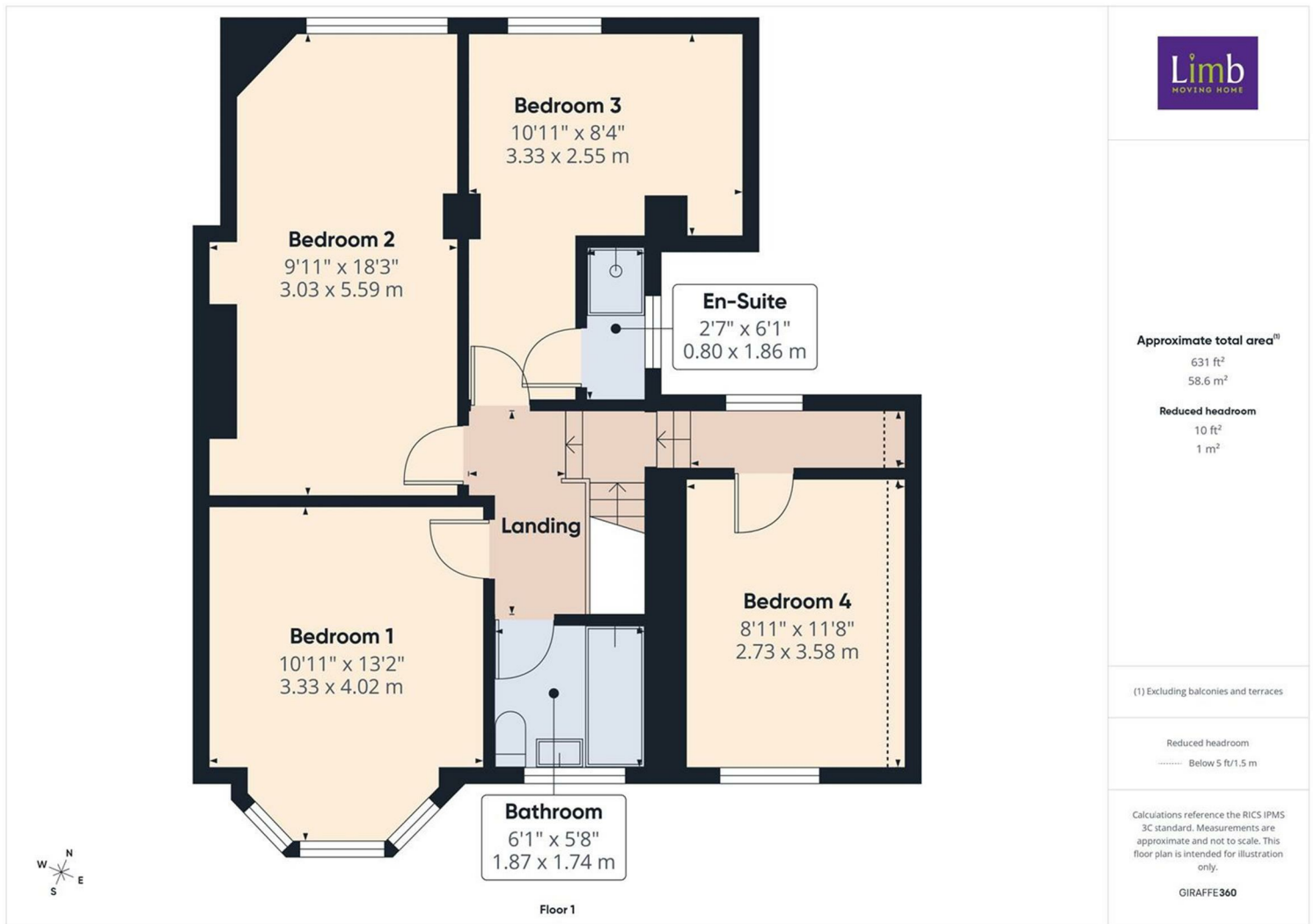
## *PROPERTY TO SELL?*

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.









## Energy Efficiency Rating

|                                             | Current                 | Potential                                                                         |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                         |                                                                                   |
| (92 plus) <b>A</b>                          |                         |                                                                                   |
| (81-91) <b>B</b>                            |                         |                                                                                   |
| (69-80) <b>C</b>                            |                         |                                                                                   |
| (55-68) <b>D</b>                            |                         |                                                                                   |
| (39-54) <b>E</b>                            |                         |                                                                                   |
| (21-38) <b>F</b>                            |                         |                                                                                   |
| (1-20) <b>G</b>                             |                         |                                                                                   |
| Not energy efficient - higher running costs |                         |                                                                                   |
|                                             | 69                      | 83                                                                                |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential                                                                           |
|-----------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                                                                                     |
| (92 plus) <b>A</b>                                              |                         |                                                                                     |
| (81-91) <b>B</b>                                                |                         |                                                                                     |
| (69-80) <b>C</b>                                                |                         |                                                                                     |
| (55-68) <b>D</b>                                                |                         |                                                                                     |
| (39-54) <b>E</b>                                                |                         |                                                                                     |
| (21-38) <b>F</b>                                                |                         |                                                                                     |
| (1-20) <b>G</b>                                                 |                         |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                                                                                     |
|                                                                 |                         |                                                                                     |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |  |