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Limb
MOVING HOME



59 Heads Lane, Hessle, East Yorkshire, HU13 0JH

- 📍 Impressive Detached
- 📍 Electric Gates
- 📍 Up To 5 Bedrooms
- 📍 Council Tax Band = F

- 📍 Extensive Front Garden
- 📍 Rear Garden with Summerhouse
- 📍 Above Ground Pool
- 📍 Freehold / EPC =

£425,000

INTRODUCTION

Set well back from the road behind remote controlled electric gates is this detached house offering an excellent array of accommodation of which viewing is highly recommended. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, spacious lounge, sitting room, modern kitchen with granite worktops, dining room/bedroom with en-suite shower room, plus a utility room. Upon the first floor are four good sized bedrooms, en-suite shower room and family bathroom. The property benefits from gas fired central heating and double glazing.

The property sits within a good sized plot with extensive garden and driveway extending to the front and leading up to the single garage with insulated electric roller door. Within the garage there is a larger unit, fitted refrigerator, storage shelves and the gas fired central heating boiler. The rear garden is mainly lawned with a composite deck directly adjoining the rear of the property plus a further composite deck with summerhouse and garden room which is insulated with power and light. There is also a garden shed, tool shed and outside store. There is an above ground pool with pergola.



LOCATION

The property is situated along Heads Lane, close to its junction with Ferriby Road, Hessle. The vibrant town of Hessle is situated approximately 5 miles to the west of Hull City Centre on the banks of the River Humber and comprises many fine homes of distinction. A superb range of shops and amenities can be found in the bustling centre including fine restaurants, cafes, bars, boutique shops, delicatessen, supermarket, newsagents, banks, chemist, gift shops, hair/beauty salons, health centre, take aways and more. Hessle benefits from excellent road and rail links with its own railway station, regular bus service and immediate access to the Clive Sullivan dual carriageway leading into Hull or the national motorway network. The iconic Humber Bridge is situated nearby providing east access to North Lincolnshire and Humberside airport. Public and private schooling for all ages is available locally in addition to many recreational facilities.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor and cupboard under.

LOUNGE

18'0" x 11'9" approx (5.49m x 3.58m approx)

With feature fire surround housing a coal effect gas fire. Bay window to front. Double doors lead through to the sitting room.



SITTING ROOM

11'9" x 11'2" approx (3.58m x 3.40m approx)

With bay with French doors leading out to the decked patio.



KITCHEN

14'7" x 9'5" approx (4.45m x 2.87m approx)

Having a range of modern base and wall units with quartz worktops, one and half bowl inset sink with shower style mixer tap, oven four ring gas hob with filter hood above and dishwasher. Window to rear.



UTILITY

With fitted units, sink and drainer, plumbing for a washing machine, space for tumble dryer. Window and external access door to rear. Internal access door to garage.

DINING ROOM/BEDROOM

19'6" x 8'0" approx (5.94m x 2.44m approx)
Window to front.



EN-SUITE SHOWER ROOM

With shower enclosure, wash hand basin and low flush W.C. Tiled floor.



FIRST FLOOR

LANDING

BEDROOM 1

11'9" x 11'9" approx (3.58m x 3.58m approx)
With built in wardrobes and window to front.



EN-SUITE SHOWER ROOM

With shower enclosure featuring an Aqualisa Quartz shower system, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor. Window to side.



BEDROOM 2

12'0" x 11'1" approx (3.66m x 3.38m approx)
With built in cupboard and window to front. This room also has the benefit of a Daikin Siesta split air conditioning unit.



BEDROOM 3

11'7" x 10'5" approx (3.53m x 3.18m approx)
With fitted wardrobes and window to rear.



BEDROOM 4

9'6" x 8'5" approx (2.90m x 2.57m approx)
Window to rear.



BATHROOM

With suite comprising a bath with power shower over and screen, vanity unit with wash hand basin and low flush W.C. Half tiling to walls, tiled floor, window to rear.



OUTSIDE

The property sits within a good sized plot with extensive garden and driveway extending to the front and leading up to the single garage with insulated electric roller door. The rear garden is mainly lawned with a composite deck directly adjoining the rear of the property plus a further composite deck with summerhouse and garden room which is insulated with power and light. There is also a garden shed, tool shed and outside store. There is an above ground pool with pergola.



REAR VIEW OF PROPERTY



GARDEN ROOM & DECK



FRONT GARDEN & DRIVE



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

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

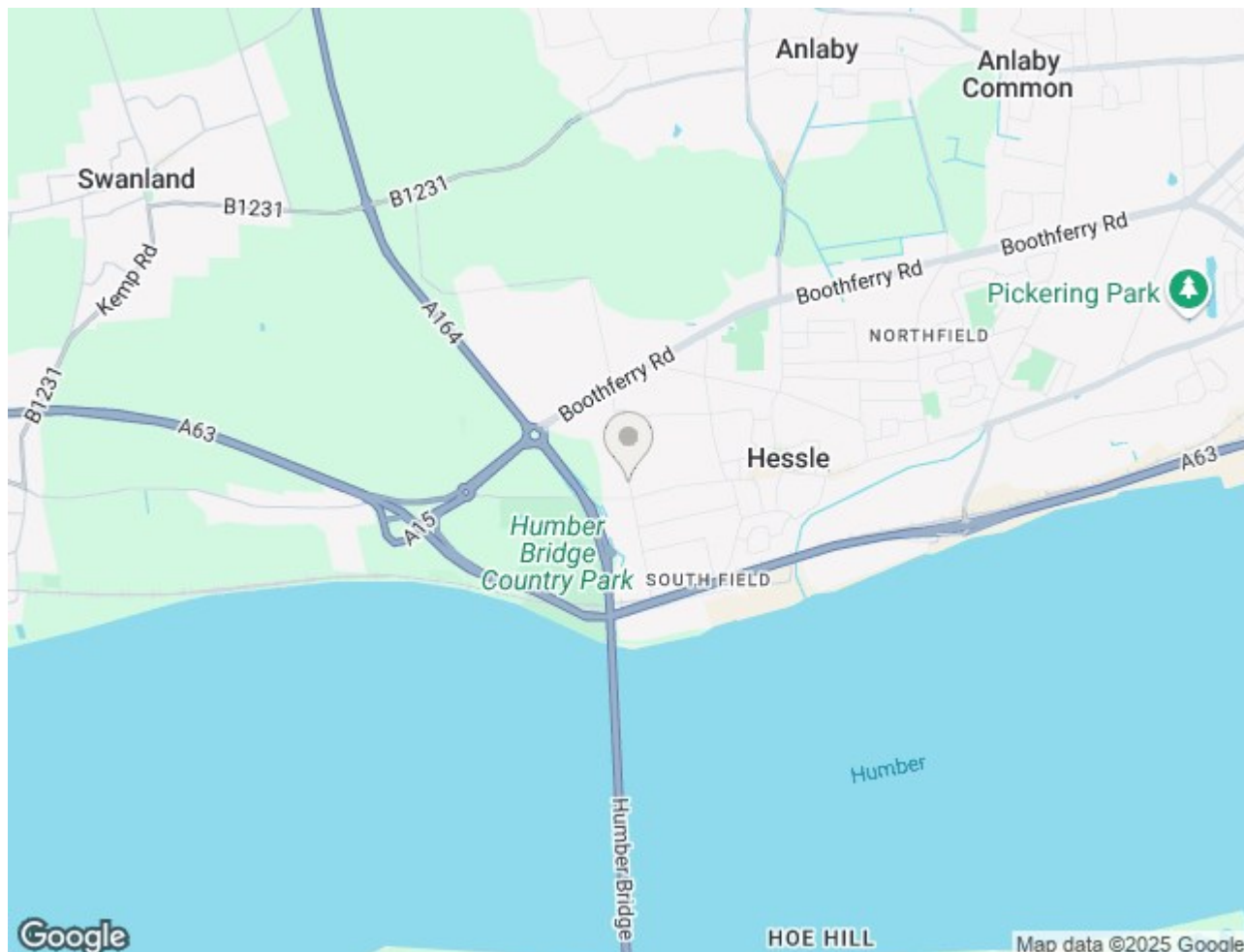
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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



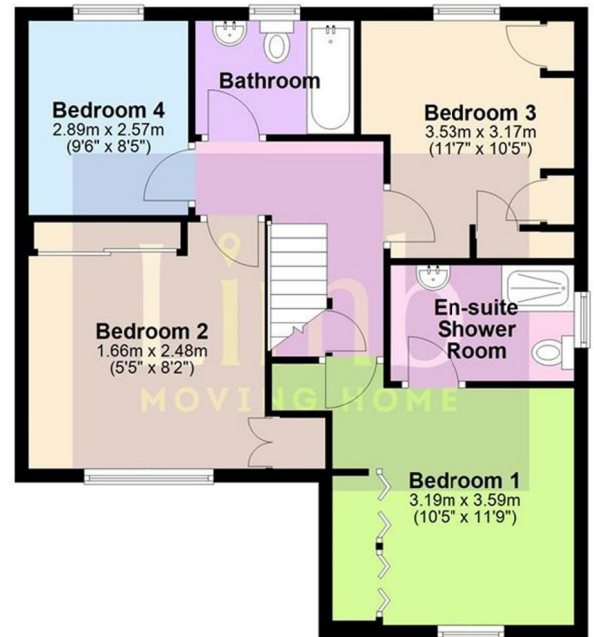
Ground Floor

Approx. 97.6 sq. metres (1050.7 sq. feet)




First Floor

Approx. 56.6 sq. metres (608.7 sq. feet)



Total area: approx. 154.2 sq. metres (1659.4 sq. feet)
59 Heads Lane, Hessle

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	