

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



36 Northolme Road, Hessle, East Yorkshire, HU13 9HS

- 📍 Semi-Detached House
- 📍 Three Bedrooms
- 📍 Superb Open Plan Kitchen
- 📍 South Facing Garden
- 📍 Stylish Accommodation
- 📍 Off Street Parking
- 📍 Council Tax Band = B
- 📍 Freehold / EPC =

£245,000

INTRODUCTION

This well-presented semi-detached home offers stylish and comfortable accommodation, perfectly complemented by a sunny, south-facing rear garden. The property is designed for contemporary living, with the heart of the home being the superb open-plan living kitchen. This space features a central island, creating a perfect hub for daily life and entertaining, with doors opening directly out to the garden. The ground floor also includes a welcoming entrance hall, a comfortable lounge, and a convenient cloaks/W.C. The upper floor is home to three well-proportioned bedrooms and a family bathroom. Externally, a shared driveway provides access to the block-paved off-street parking. The lovely rear garden is an ideal space for outdoor enjoyment, enjoying a desirable southerly aspect with a patio, a neat lawn, and a useful shed.

LOCATION

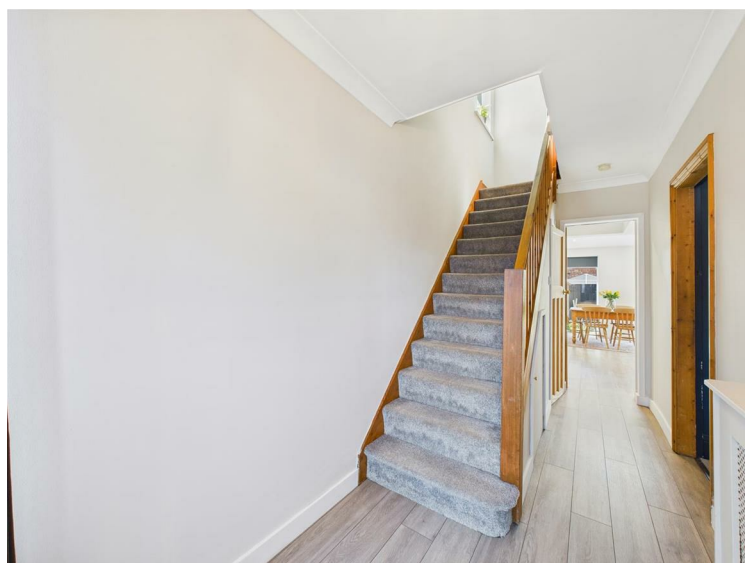
The property is situated along Northolme Road which runs between Beverley Road and Hull Road in Hessle. Hessle is a vibrant west Hull town and has an array of shops and amenities located predominantly within the centre. The Weir includes cafes, restaurants, stylish cocktail bar, designer boutiques, hair 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

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

ENTRANCE HALL

With stairs leading up to the first floor.



CLOAKS/W.C.

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

LOUNGE

With feature fire surround and bay window to the front elevation.



OPEN PLAN LIVING KITCHEN

Situated to the rear of the property with windows and French doors opening out to the rear garden. The kitchen has an extensive range of stylish base and wall units with quartz worktops and matching central island with inset sink incorporating a boiling water tap. Integrated appliances include an oven, microwave, induction hob with filter above, dishwasher, wine chiller and housing for a fridge/freezer.





LIVING/DINING AREA



FIRST FLOOR

LANDING

With window to side and loft access hatch.

BEDROOM 1

Bay window to the front elevation.



BEDROOM 2

Window to rear.



BEDROOM 3

Window to front.

BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Tiling to walls, window to rear.



OUTSIDE

A shared driveway provides access to the block-paved off-street parking tot he front of the property. The lovely rear garden is an ideal space for outdoor enjoyment, enjoying a desirable southerly aspect with a patio, a neat lawn, and a useful shed.



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 B. 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

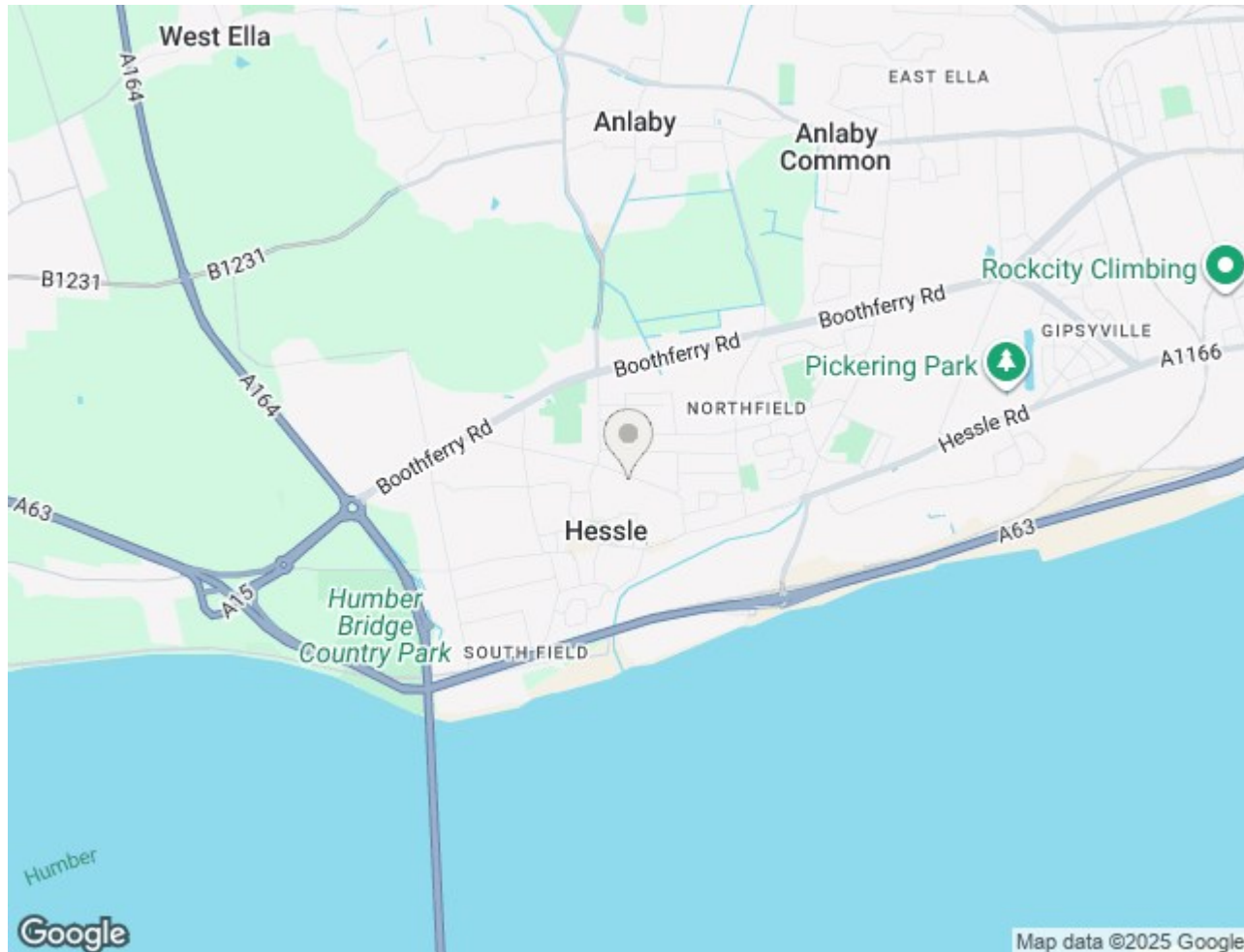
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

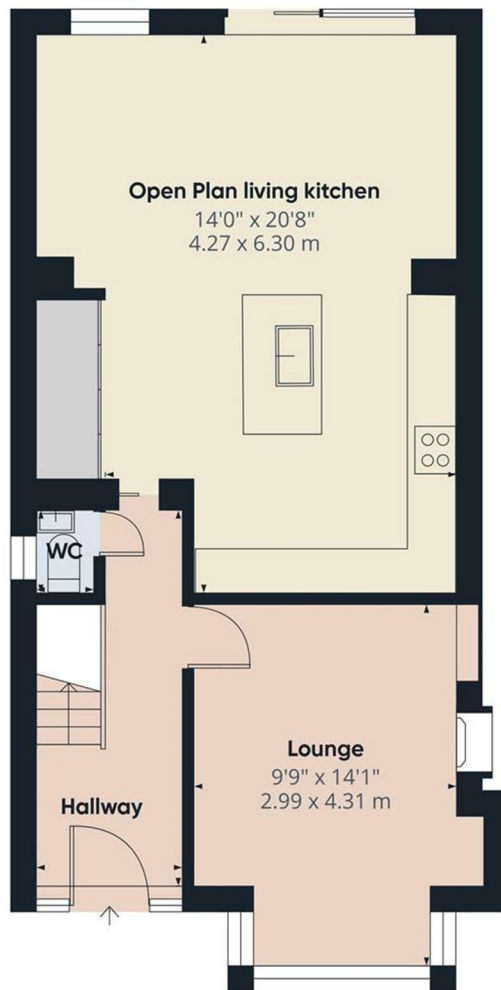
PHOTOGRAPH DISCLAIMER

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



Approximate total area⁽¹⁾
 536 ft²
 49.8 m²


(1) Excluding balconies and terraces

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

	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	