Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME

5 Southfield, Hessle, East Yorkshire, HU13 0EL

- Unique Detached Bungalow
- Architectural Interest
- Up to 4 Bedrooms
- Council Tax Band = E
- Further Potential
- Approx. 1/4 Acre Site
- Desirable Location
- Freehold/EPC = D

£450,000

INTRODUCTION

One for the connoisseur! Designed by, and for, an architect's own occupation in the 1960's this detached bungalow exudes minimalist and geometric features within an established 1/4 of an acre plot in a highly desirable location. Well planned and spacious accommodation creates a unique living experience, also with plenty of potential to remodel and adapt to current aspirations. Viewing is a must to fully appreciate the appeal of this lovely home with accommodation extending to over 1,400sq.ft. on one level, which is depicted on the attached floorplan. In brief the accommodation includes a light, bright entrance hall, cloaks/W.C., main open plan living room linking through to a dining space and the attractive modern kitchen with granite surfaces and integrated appliances. There are up to four bedrooms with one most recently used as a lovely study overlooking the gardens. It is also worth noting that the property has the benefit of parquet flooring, currently beneath carpets. Outside a brick paved driveway provides parking for four/five vehicles and access to the adjoining garage with electric up and over door. The established gardens have been landscaped to both front and rear with lawns and attractive planting offering all year round interest. There are patios/seating areas, large garden room ideal for a variety of uses and shed/stores.

In all, a unique home of great appeal with so much additional potential.

Please note that there is no chain involved therefore an early completion should be possible.

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.

ENTRANCE HALLWAY

An impressive hallway with access to two bedrooms, the main living space and a rear door out to the garden. Heating by way of storage heater.

W.C.

With low level W.C. and wash hand basin.

INNER HALLWAY

Providing open access to the living area. The corridor has a very useful large storage cupboard, airing cupboard and cupboard housing the Johnson and Starley warm air system.

LIVING ROOM

A stunning room with large picture window looking to the south with further window to side. Yorkstone fire surround housing a "living flame" gas fire.

KITCHEN

Having an extensive range of fitted base and wall mounted units with quartz work surfaces and a return peninsular. Features also include display cabinets, Miele combination microwave, Neff oven, four ring hob with extractor hood above, dishwasher, plumbing for automatic washing machine and space for dryer.

DINING AREA

With windows to both front and side elevations and external access door to a side patio. This room is open plan in both to the lounge and kitchen zones.

BEDROOM 1

Formally extensively fitted with inset wardrobes, drawers, dressing table and a vanity wash hand basin. A picture window provides a view across the rear garden.

BEDROOM 2

Another double bedroom with inset wardrobes, vanity wash hand basin and window to side elevation.

BEDROOM 3

A double bedroom with fitted wardrobe and storage cupboards, window to side elevation. Heating by way of storage heater.

BEDROOM 4/STUDY/SITTING ROOM

A room full of atmosphere having picture windows overlooking the rear garden. Having been formally a study, there is an array of fitted cupboards. Heating via way of storage heaters and a gas fire is set to a stone fireplace.

BATHROOM

With coloured suite comprising bath with mixer tap, wash hand basin, white low level W.C. and step in shower area with rainhead and handheld shower system. Coloured tiling to the walls, heated towel rail, window to side.

OUTSIDE

Outside a brick paved driveway provides parking for four/five vehicles and access to the adjoining garage with electric up and over door. The established gardens have been landscaped to both front and rear with lawns and attractive planting offering all year round interest. There are patios/seating areas, large garden room ideal for a variety of uses and shed/stores.

OUTSIDE FRONT

REAR VIEW

HEATING

Heating is from a combination of storage heaters and gas fired ducted warm air.

GLAZING

Replacement uPVC framed double glazing is installed.

JOINT SELLING AGENTS

We are instructed as a joint selling agent with Quick and Clarke Estate Agents of Willerby.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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.

Swanland
Tranby Ln
Tranby Ln
Kemp Rd
A164
Boothferry Rd
Boothferry Rd
Boothferry Rd
Pickering Park
NORTHFIELD
Petuaria Wy
Hessle
Clive Sullivan Way
A15
Humber Bridge Country Park
SOUTHFIELD
Humber
Humber Bridge
HOE HILL
Far Ings National Nature Reserve
Far Ings Rd
Google
Map data ©2026 Google

Approximate total area(1)

1491 ft²

138.5 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

Environmental Impact (CO_2) Rating